HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2013

Highlights

- Vancouver CMA housing starts steady.
- Existing home sales recovering in the Greater Vancouver and Fraser Valley real estate board areas.
- Shifts towards ground-oriented properties buoyed average MLS® price.

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Figure 1

* Seasonally adjusted annual rate

Source: CMHC Housing Starts and Completions Survey

[1] All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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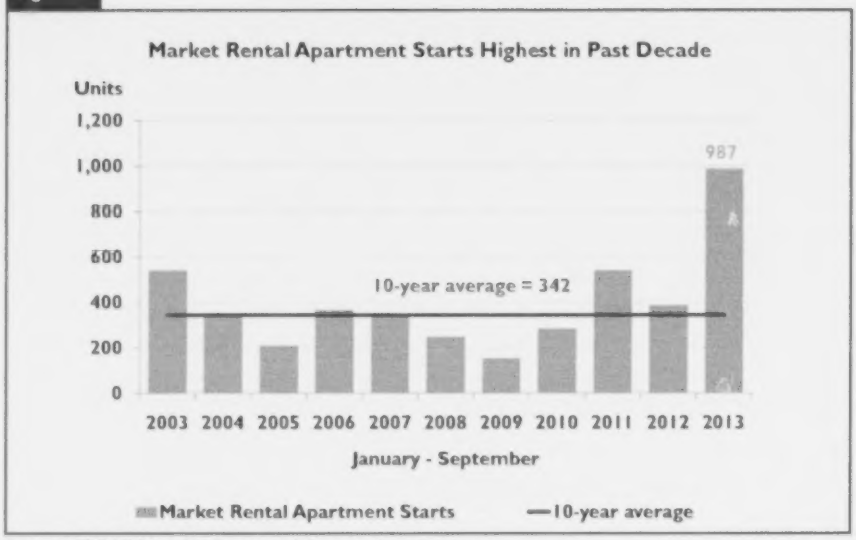
Vancouver CMA New Housing Market

Total housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,471 units in September 2013, up marginally from 19,419 August. The trend is a six-month moving average of monthly seasonally adjusted annual rates (SAAR) of total housing starts. After a relatively slow start, the second half of 2013 has recorded steady gains in housing starts. Year-to-date, housing starts totalled 13,941 units, about six per cent lower than the same period a year ago. The pick-up in condominium apartment and townhouse starts during the second half of 2013 was partially off-set by a moderation in single-detached housing starts.

One notable development in residential construction in 2013 has been the increase in rental apartment construction. The number of rental apartments started during the first nine months of 2013 was the highest year-to-date total in a decade (Figure 2). This could partly be a response to renter demand for newer spaces with condominium quality amenities, such as in-suite laundry; CMHC's rental market surveys show that vacancy rates for newer purpose-built rental apartments and for rental condominium apartments tend to be lower than vacancy rates in older purpose built rental buildings. The existing stock of purpose-built rental apartments was primarily built before the year 2000.

Construction of laneway houses has gained popularity. Year-to-date, a total of 404 laneway houses have been started in the Vancouver CMA, up from 310 starts during the same period a year ago. The majority of laneway houses are located in the City of Vancouver (Figure 3). Over the past five years, the City of Vancouver has issued building permits for 1,054 laneway houses.[2]

Figure 2



Source: CMHC Housing Starts and Completions Survey

Abbotsford-Mission CMA New Housing Market

Housing starts in the Abbotsford-Mission CMA were trending at 792 units in September, compared to 604 units in August. The standalone monthly SAAR was 1,579 units in September.

Bolstered by multiple-family projects, total housing starts in the Abbotsford-Mission CMA increased during the first nine months of the year of 2013, surpassing 2012 levels. Year-to-date, 578 units have been started, compared to 303 units during the same period a year ago. More than half of the multiple-family housing starts were apartment rental units (structures with 6 units or more) – 170 market units and 64 social housing units. This level of apartment rental starts is the highest in the last 10 years. A number of reasons contributed to the increase in rental starts. One reason is relative land prices. The average price for land zoned residential in the Abbotsford-Mission CMA is lower than centres in the Vancouver CMA, such as Surrey and Langley.[3] Another reason is higher demand for newer rental units relative to older units. The vacancy rate for rental suites built after the year 2000 was 0.6 per cent, considerably lower than the overall average of 4.2 per cent for all rental units.[4]

[2] City of Vancouver. Latest data Aug 2013.

[3] Taken from the Fraser Valley Real Estate Board, 2013 year-to-date (January - August) average land prices zoned residential in Abbotsford-Mission CMA was $235,725 compared to $610,163 in Langley and $433,200 in Surrey.

[4] CMHC's 2012 Fall Rental Report

Greater Vancouver MLS® Market[5]

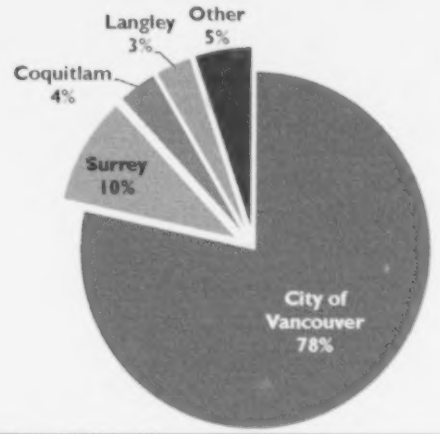
In areas covered by the Real Estate Board of Greater Vancouver, total MLS® sales continued to pick up in the third quarter of 2013 after a slow start to the year. Year-to-date sales of existing homes through the MLS® system declined year-over-year through May before showing signs of a turnaround in June and then a rebound in the third quarter. By the end of September 2013, year-to-date sales had caught up to 2012 levels and gained six per cent.

A closer look at the composition of sales revealed that, year-to-date, there has been a shift towards ground-oriented properties from condominium apartments and an increased interest in generally higher priced markets, such as West Vancouver, Vancouver West, and Burnaby. These markets gained market share at the expense of other markets like New Westminster, Coquitlam, and Maple Ridge and Pitt Meadows. As well, year-to-date sales data revealed increased in larger and / or more luxurious homes.[6] Sales of homes with a higher number of bedrooms gained market share as did homes priced at $3 million or more.

As a result of these trends in market share at the higher end of the price spectrum, true price movements were masked and the average MLS® price defied expectations for a price decline

Figure 3

Majority of Laneway Housing Starts Located in the City of Vancouver (Jan - Sep 2013) (OPTIONAL)



Source: CMHC, Housing Starts and Completions Survey

in 2013. In fact, year-to-date, the average MLS® price was nearly four per cent higher than recorded during the same period of 2012 (Figure. 4).[7] Even though the shifts in market share from condominium apartments to townhouses and single-detached homes may seem small, the magnitude of price difference among the three product types is large enough to influence the overall average price. On average, in the housing markets covered by the Real Estate Board of Greater Vancouver (REBGV), a single-detached house costs approximately 2.6 times that of a condominium apartment; a townhouse is priced about 25 per cent more than a condominium apartment.

[5] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

[6] For single-detached homes, the year-over-year increase in market share was most evident in homes with five or more bedrooms (40 per cent from 37 per cent); homes with three or fewer bedrooms lost market share (29 per cent from 32 per cent). Source: CMHC, adapted from REBGV

[7] The MLS® Home Price Index is a new tool provided by the Real Estate Board of Greater Vancouver to measure home price trends in Greater Vancouver. The HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation).

Abbotsford-Mission MLS® Market

In areas covered by the Fraser Valley Real Estate Board, total MLS® sales have begun to show signs of a turnaround after a sustained contraction since the latter half of 2012 through the first half of 2013. In the first half of this year, sales lagged the first half of last year by 15 per cent. Since July 2013, however, monthly MLS® sales have begun to increase year-over-year and the decline relative to a year ago has narrowed to about five per cent.

Though total sales were down in all centres that make up the Fraser Valley Real Estate Board area through the first nine months of 2013, the demand for single-detached houses increased marginally. The share of single-detached purchases rose from 55 per cent of all MLS® sales in Q1,2013 to 57 per cent in Q3,2013.[8]

Langley, Abbotsford and Mission accounted for an increasing share of MLS® sales in the Fraser Valley Real Estate Board market. Surrey, which makes up the largest proportion of sales for the Fraser Valley Real Estate Board, saw its share drop from 43 per cent in 2012 to 40 per cent in the first nine months of 2013. Lower housing prices in centres further away from the Vancouver CMA, and improved transportation networks, such as the opening of the Port Mann Bridge, which has lowered the travel time travel between the Fraser Valley and Greater Vancouver, are two possible reasons for this shift in market share.

[8] Market share of single-detached homes is the ratio of single-detached homes sold to total MLS® sales.

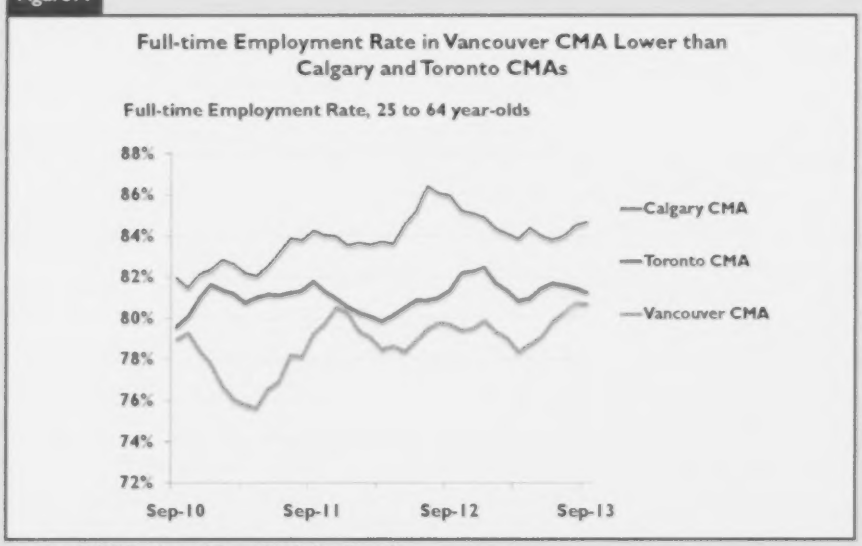
SPOTLIGHT: Recent Trends in Employment and Migration

Population growth and employment are two of the primary drivers of housing demand. As purchasing a home is a major decision for most, the impacts of these drivers are often lagged. The moderation observed in the Vancouver CMA housing market during 2012 through mid-2013 could have been a response to fluxes in these housing demand factors in prior years.

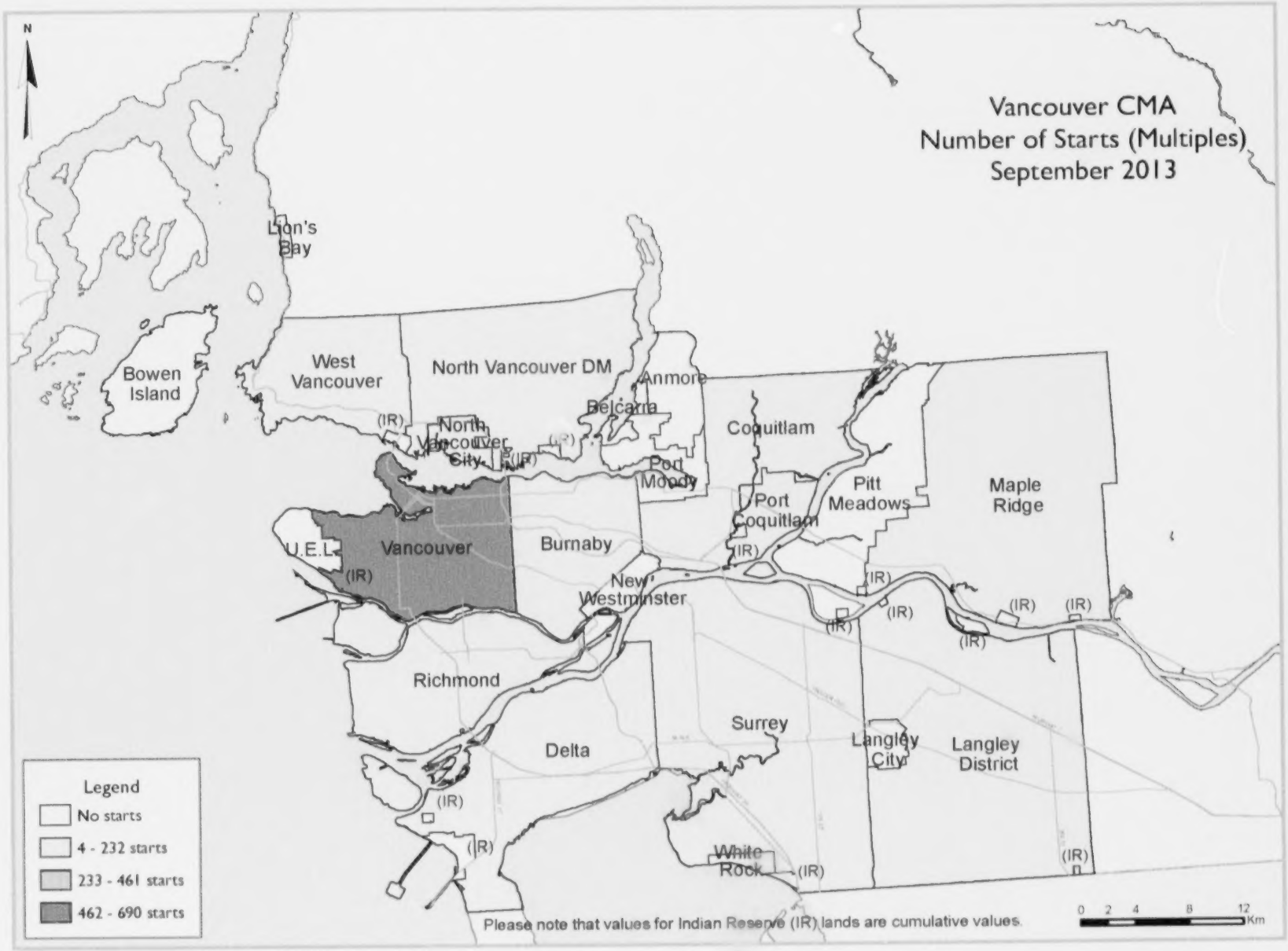
In the Vancouver CMA, people moving here from other countries and provinces have been historically the main source of population growth. Net migration to the Regional Districts of Greater Vancouver and Fraser Valley totalled less than 40,000 persons per year since 2010/11 (migration data for Regional Districts is reported on a fiscal year basis), lower than the five prior years when the average was more than 42,500 persons per year. The decline in net migration was due to lower international immigration as well as higher interprovincial out-migration. According to quarterly immigration data, Alberta and Ontario have been the main destinations for people moving from British Columbia.

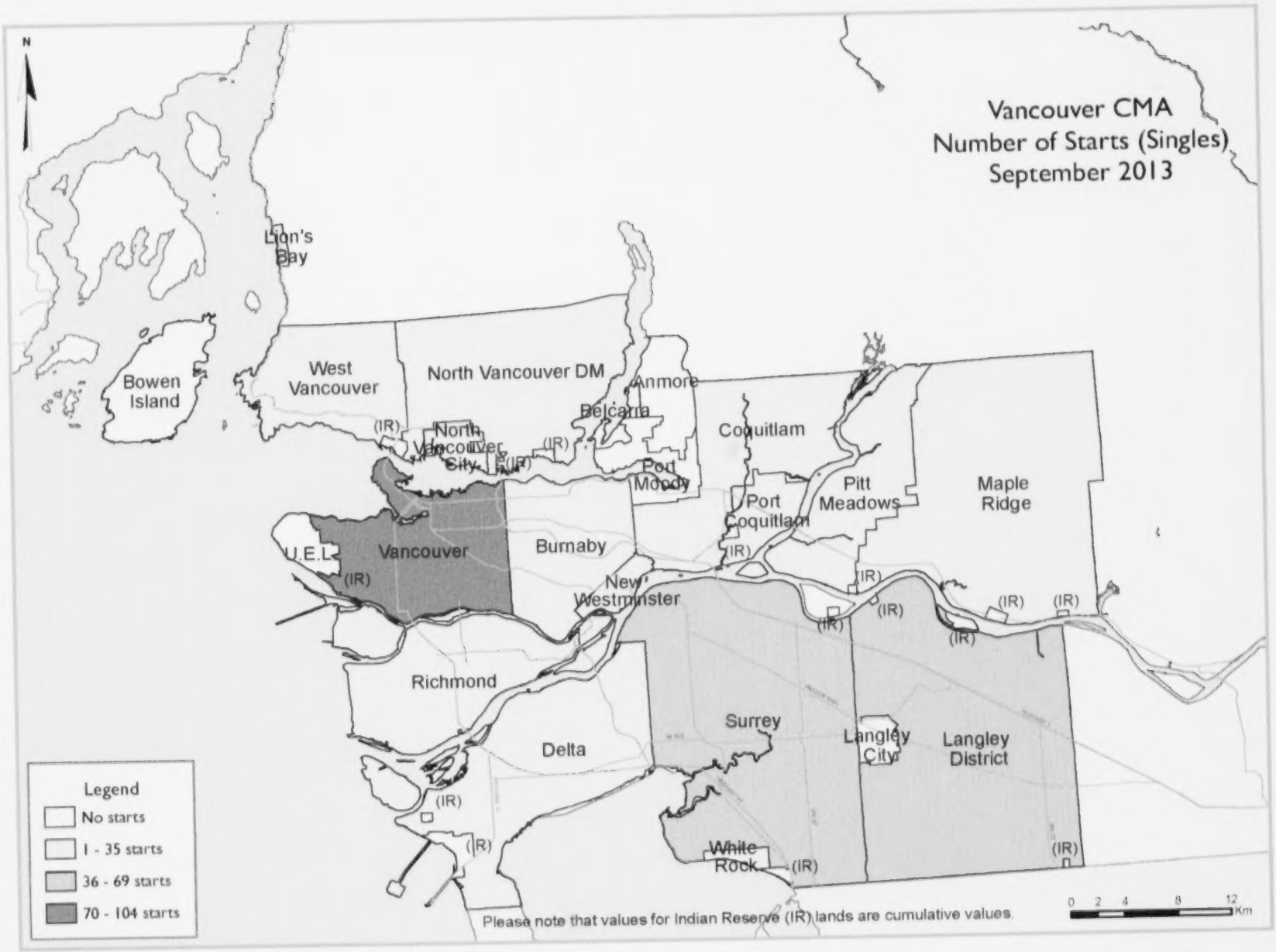
A possible factor behind this movement of people may have been the differences in full-time job opportunities. Since Alberta and Ontario have been the main destinations for BC interprovincial migrants, comparing the Vancouver CMA with the Calgary and Toronto CMAs provides some insight. In fact, the share of full-time employment among the 25 to 64 year-olds in the labour force has been consistently lower in the Vancouver CMA than both Calgary and Toronto CMAs (Figure A). Full-time employment generally has a larger impact on home sales than part-time employment.

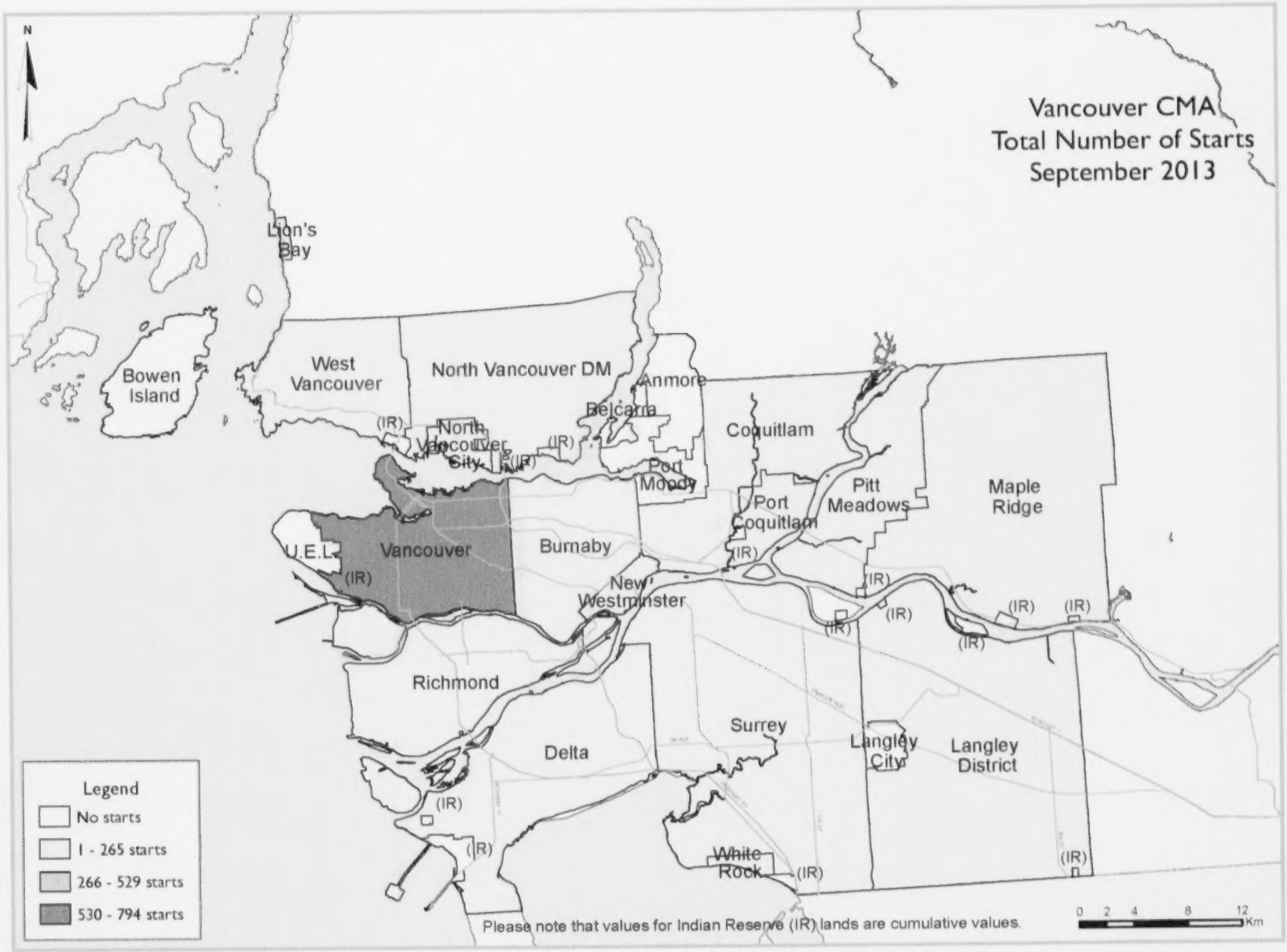
Figure A

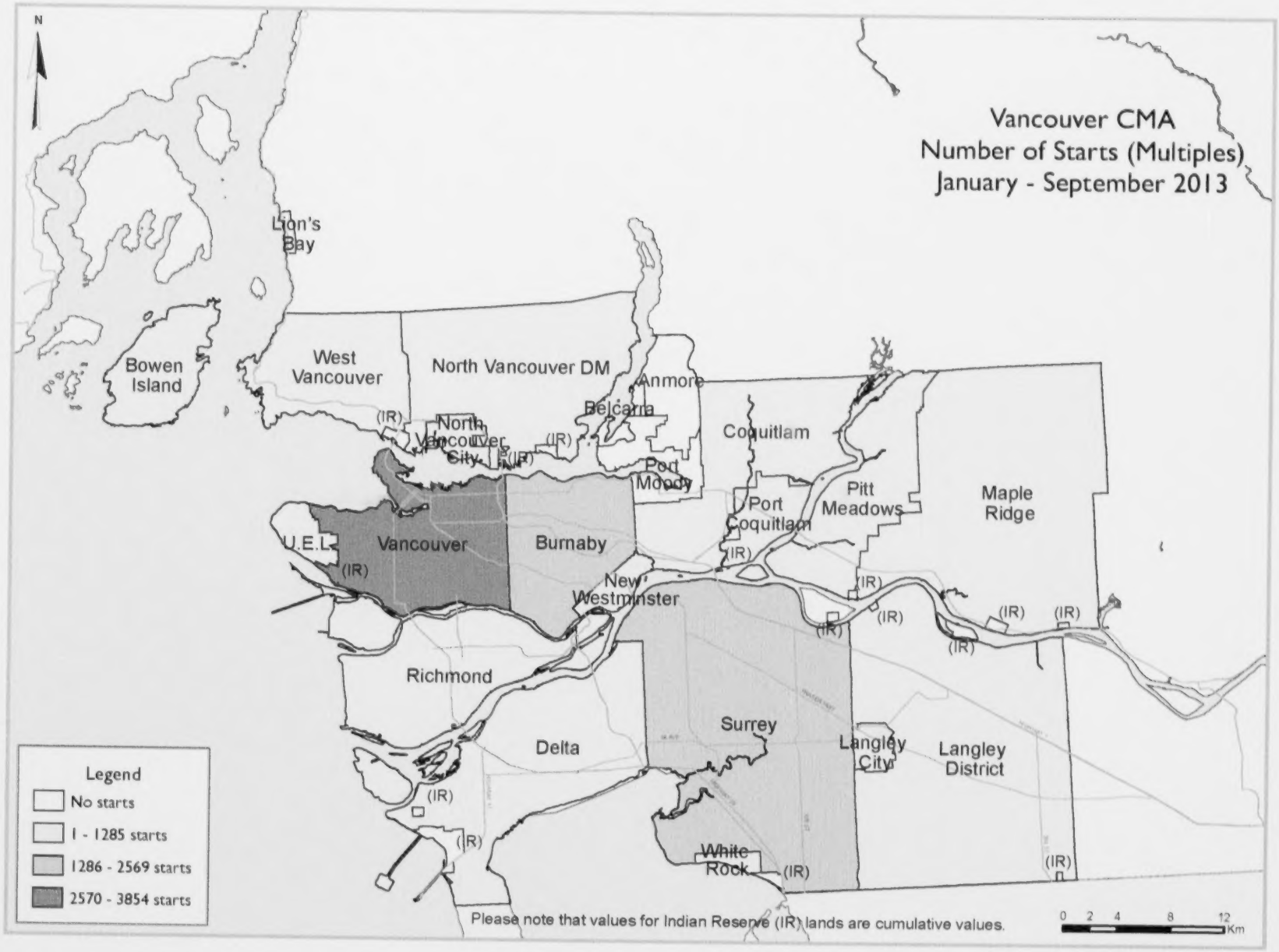


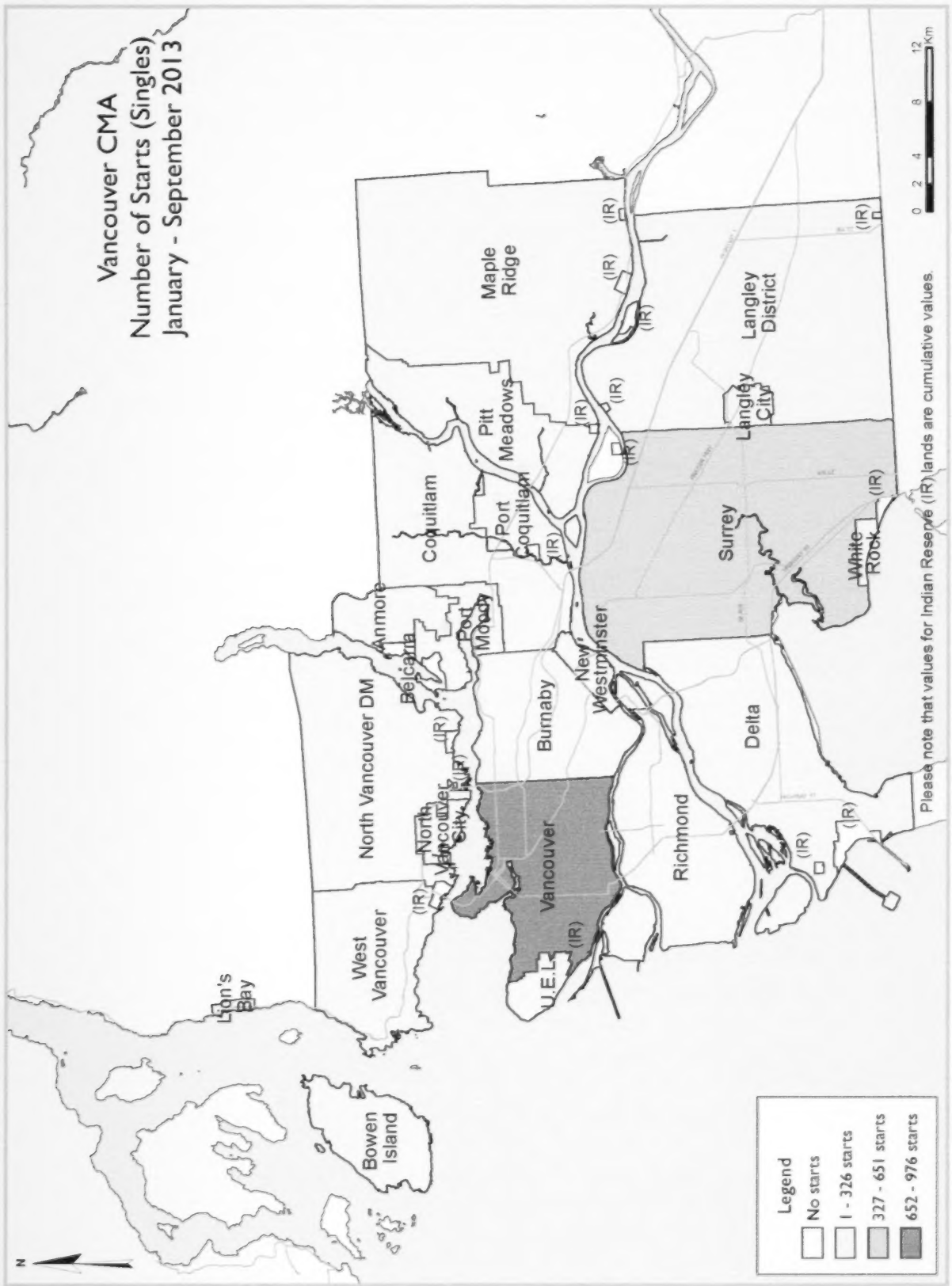
Source: CMHC, adapted from Statistics Canada

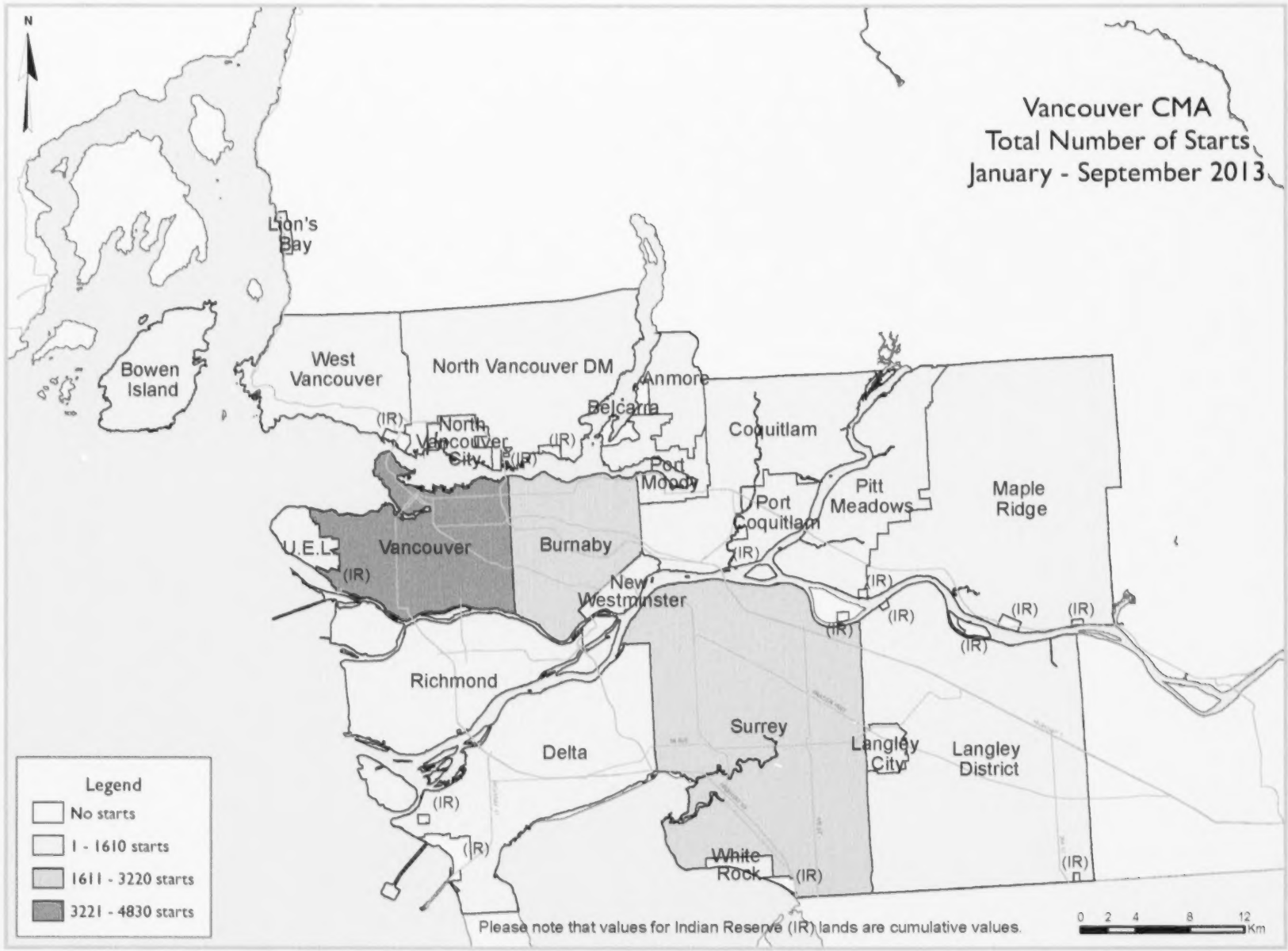

Vancouver CMA
Number of Starts (Multiples)
September 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
4 - 232 starts
233 - 461 starts
462 - 690 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

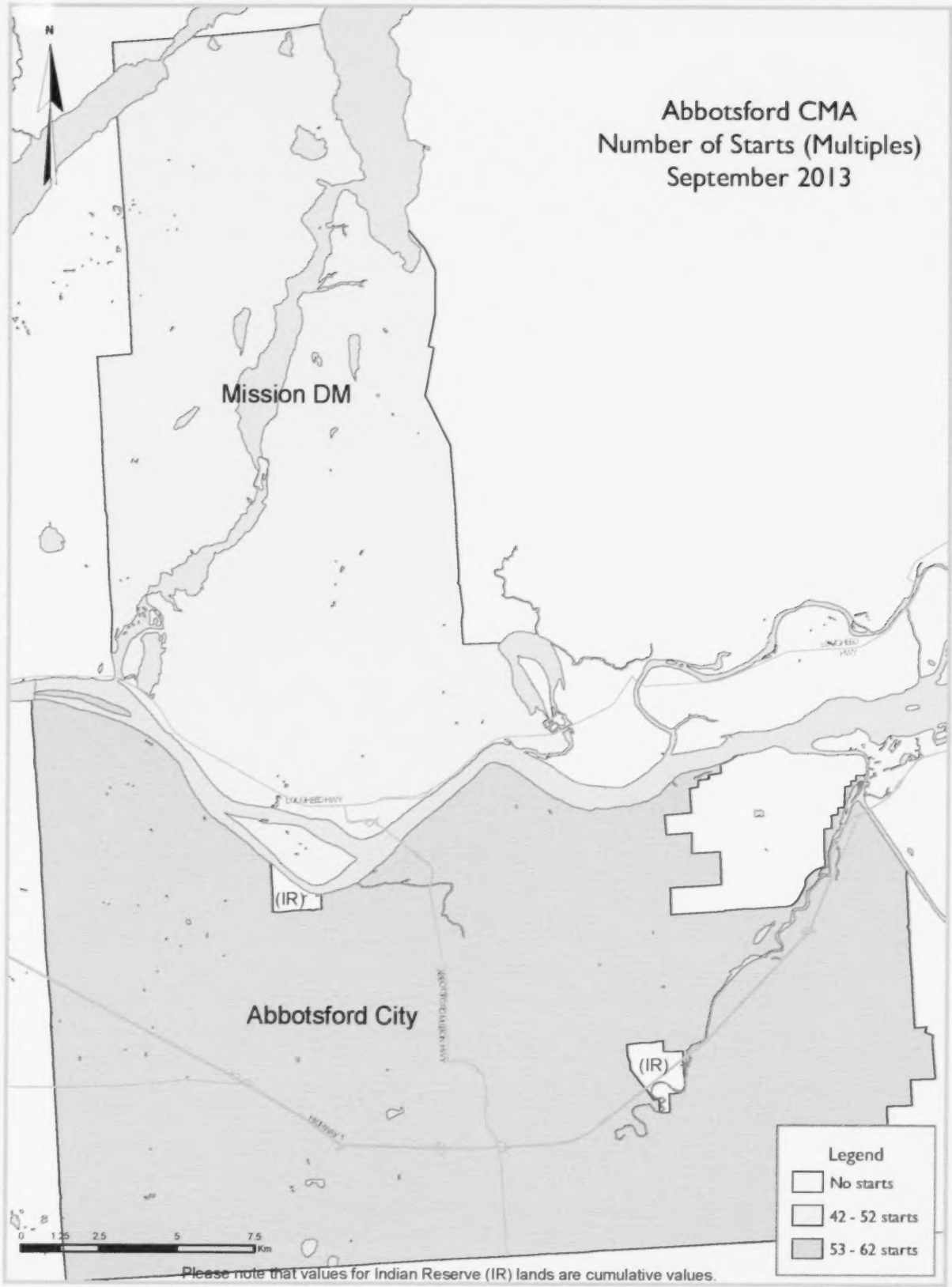

Vancouver CMA
Number of Starts (Singles)
September 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 35 starts
36 - 69 starts
70 - 104 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

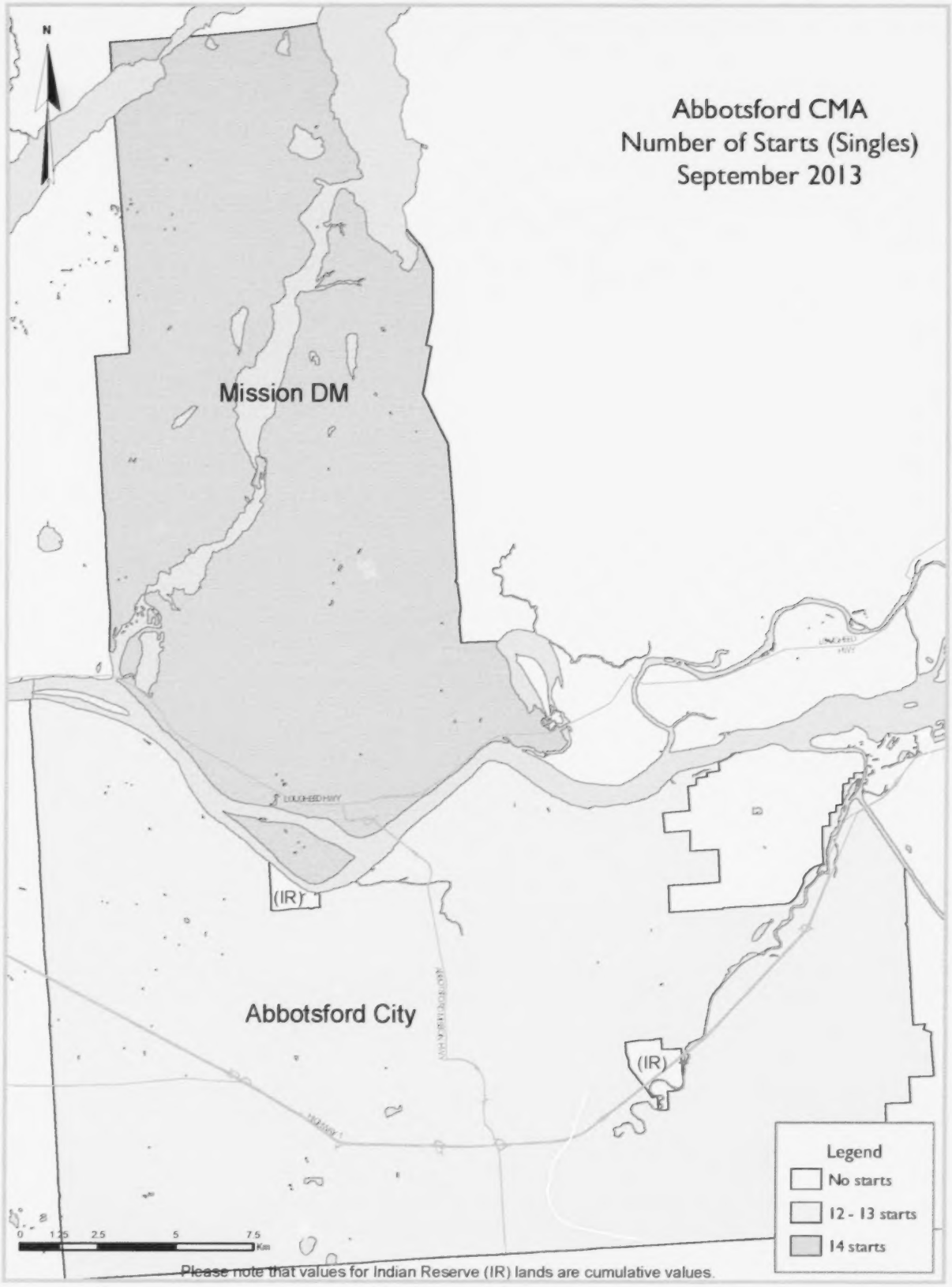

Vancouver CMA
Total Number of Starts
September 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 265 starts
266 - 529 starts
530 - 794 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

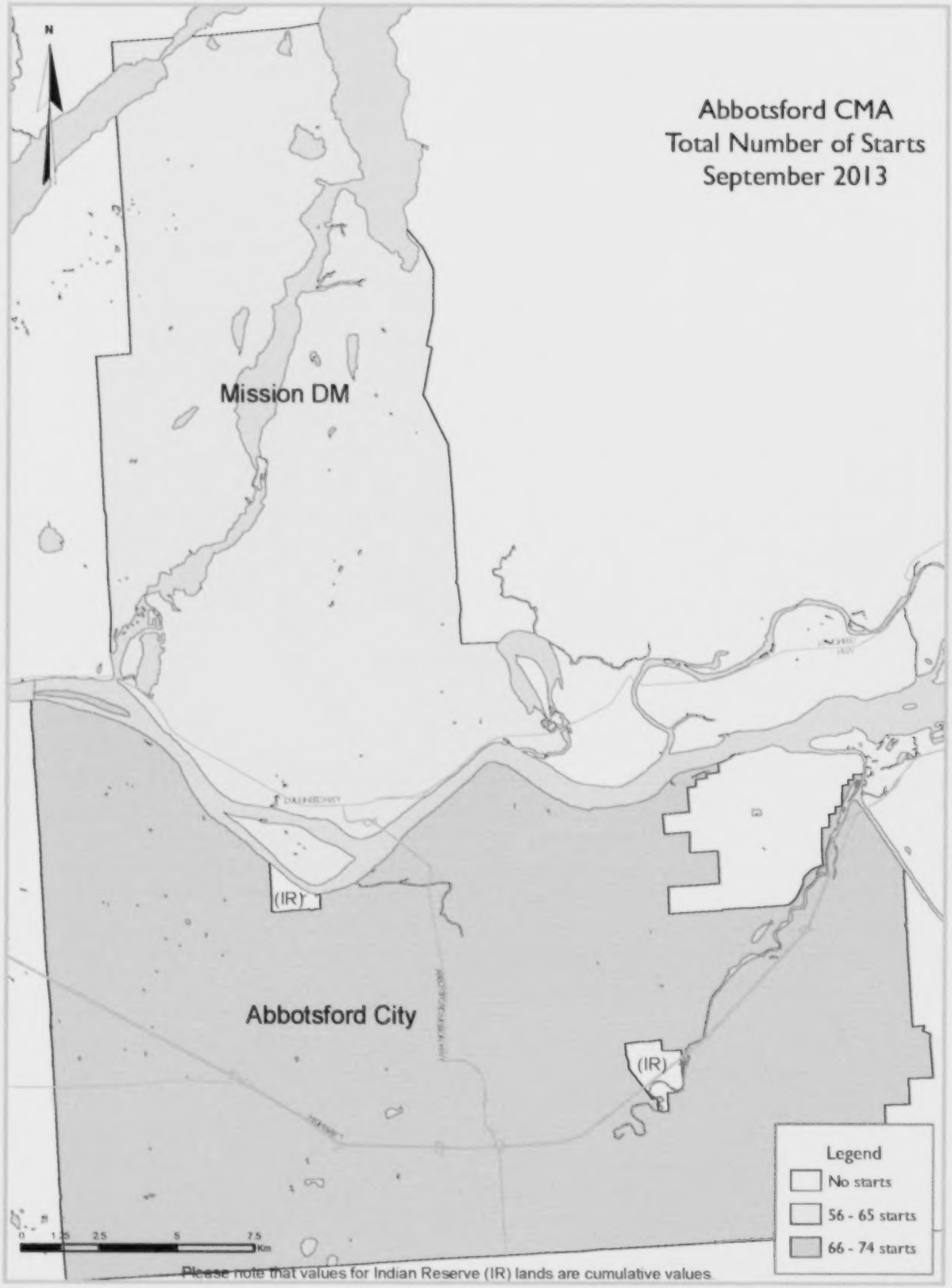

Vancouver CMA
Number of Starts (Multiples)
January - September 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
North Vancouver City
Anmore
Belcarra
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
1 - 1285 starts
1286 - 2569 starts
2570 - 3854 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

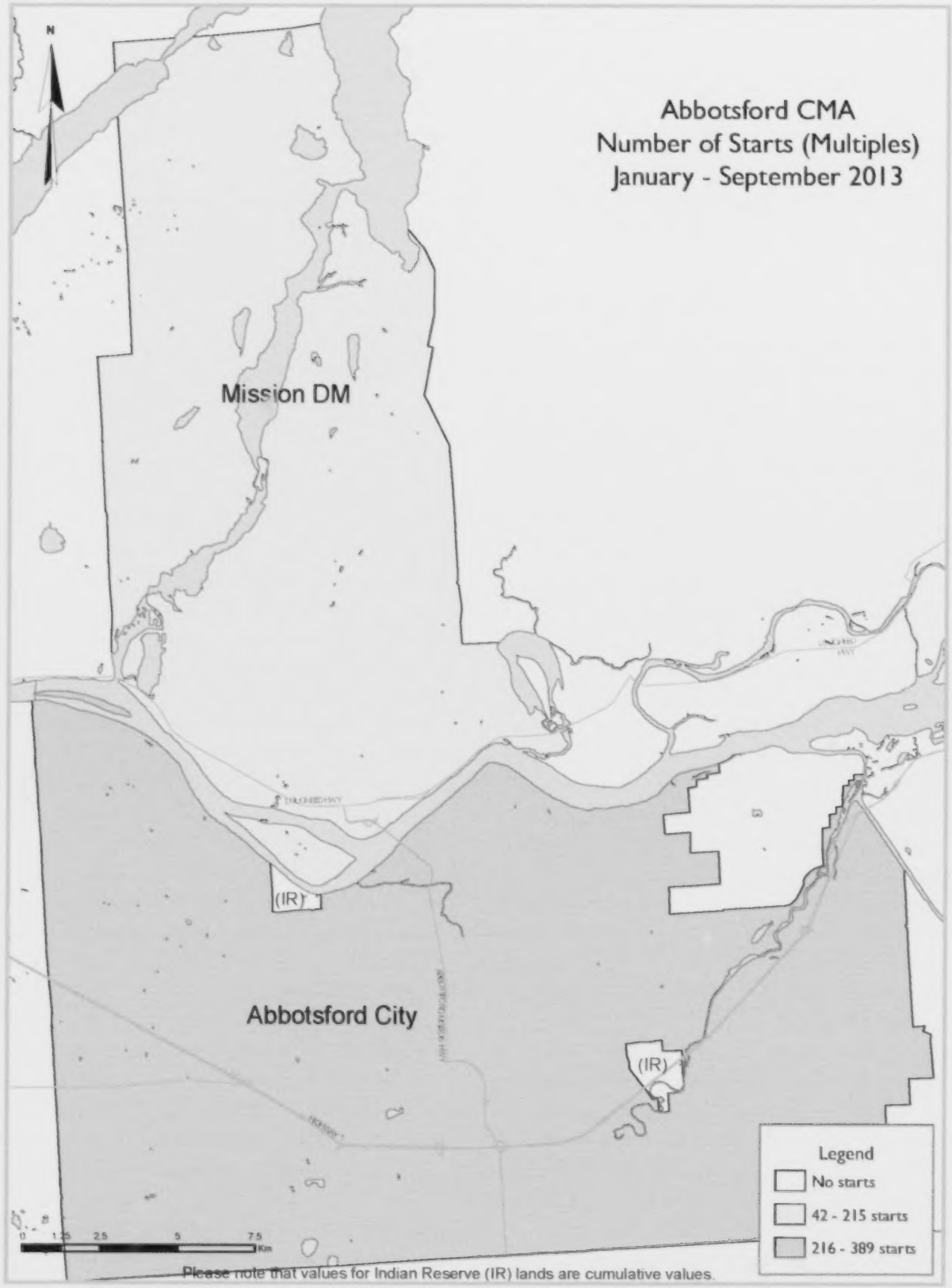

Vancouver CMA
Number of Starts (Singles)
January - September 2013
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 326 starts
327 - 651 starts
652 - 976 starts
N
0 2 4 8 12 Km

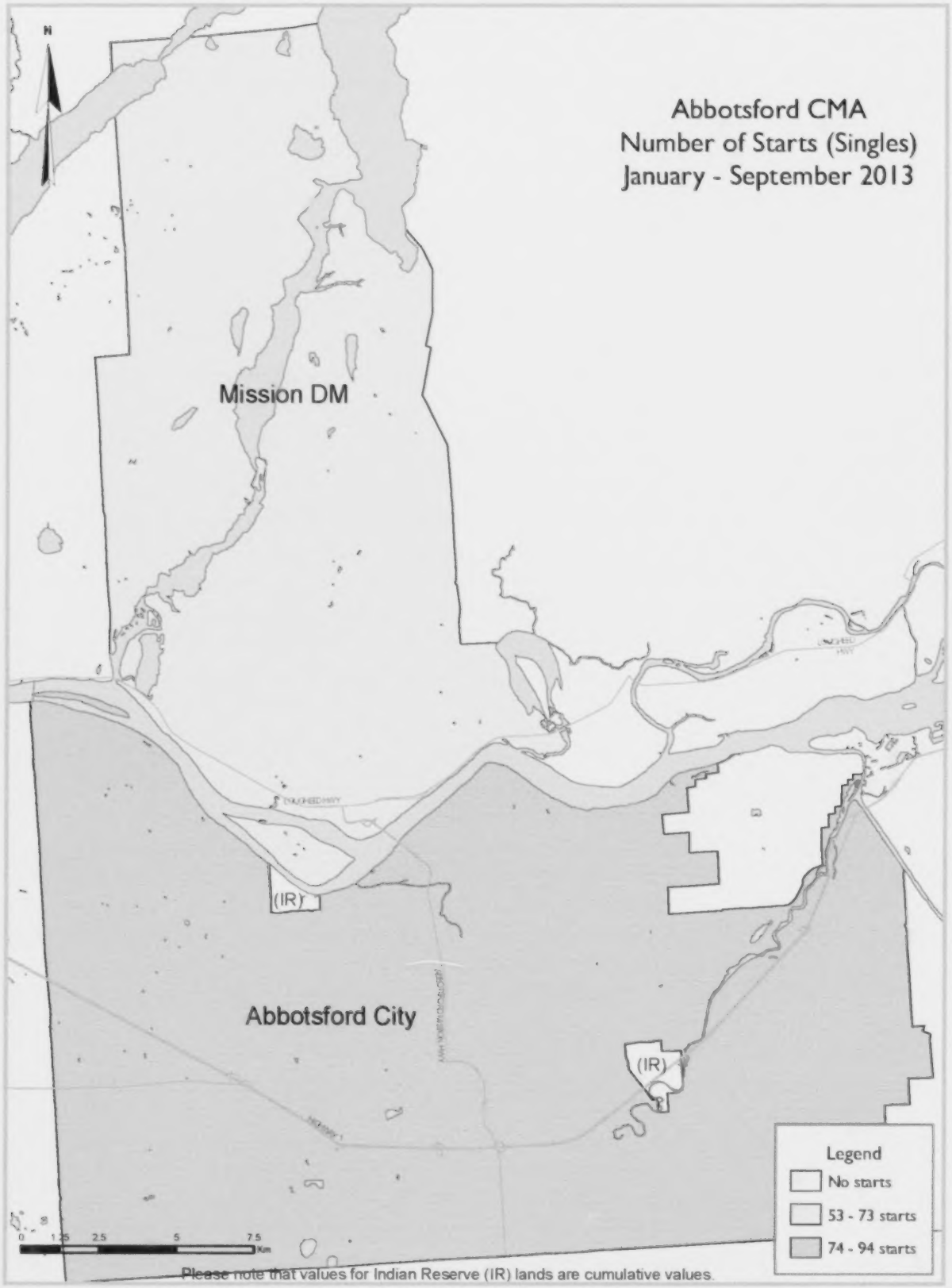

N
Vancouver CMA
Total Number of Starts
January - September 2013
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 1610 starts
1611 - 3220 starts
3221 - 4830 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km


Abbotsford CMA
Number of Starts (Multiples)
September 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
42 - 52 starts
53 - 62 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

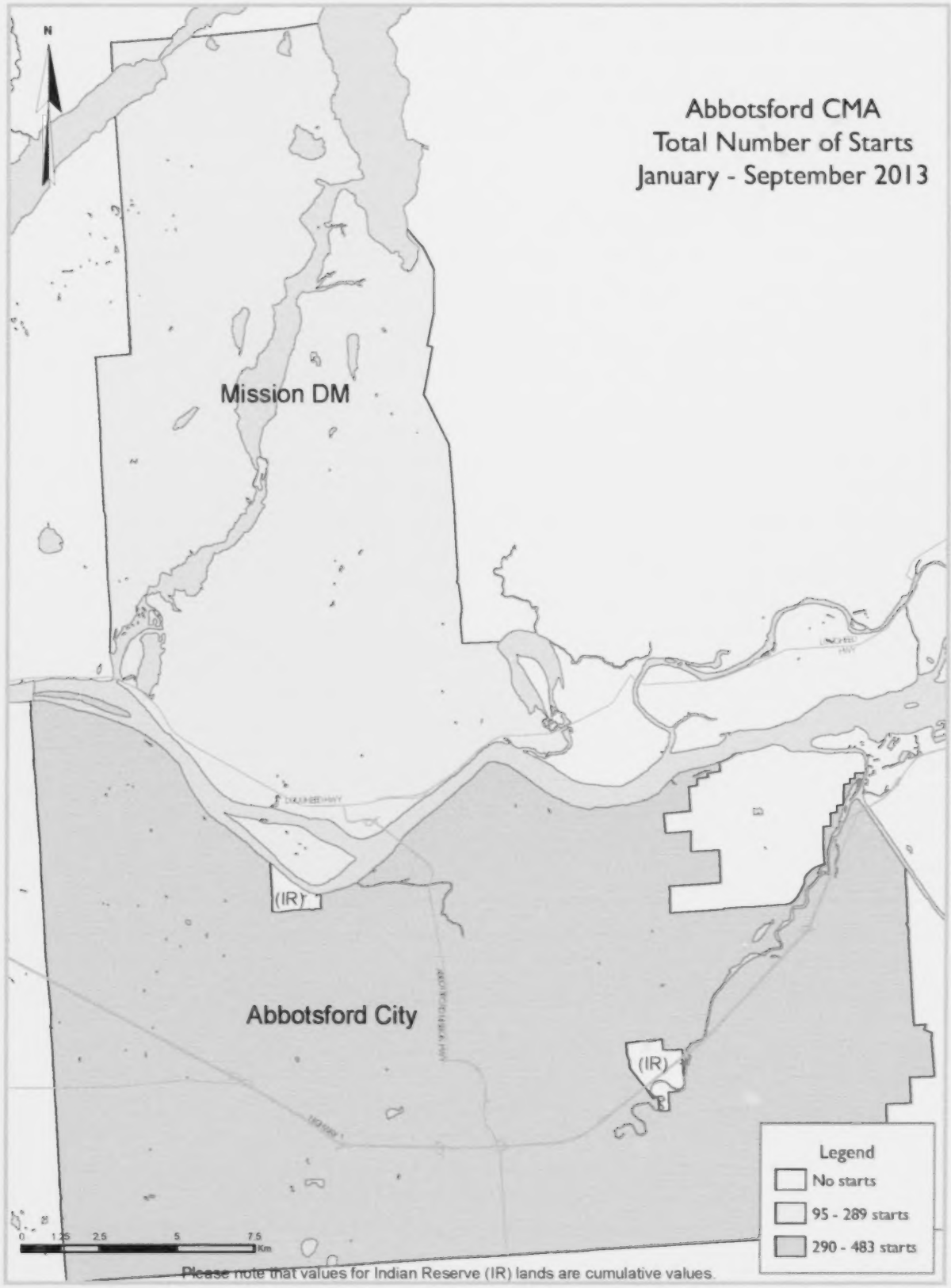

N
Abbotsford CMA
Number of Starts (Singles)
September 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
12 - 13 starts
14 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
September 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
56 - 65 starts
66 - 74 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values


N
Abbotsford CMA
Number of Starts (Multiples)
January - September 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
42 - 215 starts
216 - 389 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) September 2013		
Vancouver CMA[1]	August 2013	September 2013
Trend[2]	19,419	19,471
SAAR	17,398	20,469
	September 2012	September 2013
Actual		
September - Single-Detached	395	337
September - Multiples	1,321	1,393
September - Total	1,716	1,730
January to September - Single-Detached	3,473	2,964
January to September - Multiples	11,355	10,977
January to September - Total	14,828	13,941

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2013	302	26	0	5	315	753	30	299	1,730
September 2012	360	26	17	1	171	999	34	108	1,716
% Change	-16.1	0.0	-100.0	**	84.2	-24.6	-11.8	176.9	0.8
Year-to-date 2013	2,535	264	2	25	1,808	6,792	404	2,111	13,941
Year-to-date 2012	3,137	240	77	26	1,866	7,782	310	1,390	14,828
% Change	-19.2	10.0	-97.4	-3.8	-3.1	-12.7	30.3	51.9	-6.0
UNDER CONSTRUCTION									
September 2013	3,514	358	25	21	1,945	14,138	399	2,748	23,148
September 2012	4,185	304	79	38	2,057	13,902	334	2,193	23,092
% Change	-16.0	17.8	-68.4	-44.7	-5.4	1.7	19.5	25.3	0.2
COMPLETIONS									
September 2013	324	24	3	4	250	758	38	326	1,727
September 2012	468	20	0	1	229	613	41	158	1,530
% Change	-30.8	20.0	n/a	**	9.2	23.7	-7.3	106.3	12.9
Year-to-date 2013	2,902	230	34	44	1,763	6,426	376	1,924	13,699
Year-to-date 2012	3,127	194	0	22	2,322	4,699	280	1,929	12,573
% Change	-7.2	18.6	n/a	100.0	-24.1	36.8	34.3	-0.3	9.0
COMPLETED & NOT ABSORBED									
September 2013	1,423	128	244	9	702	1,698	n/a	n/a	4,204
September 2012	1,135	99	0	8	619	1,447	n/a	n/a	3,308
% Change	25.4	29.3	n/a	12.5	13.4	17.3	n/a	n/a	27.1
ABSORBED									
September 2013	282	19	12	7	278	701	n/a	n/a	1,299
September 2012	364	6	0	1	196	794	n/a	n/a	1,361
% Change	-22.5	**	n/a	**	41.8	-11.7	n/a	n/a	-4.6
Year-to-date 2013	2,492	197	501	46	1,819	6,169	n/a	n/a	11,224
Year-to-date 2012	2,841	183	7	14	2,265	4,758	n/a	n/a	10,068
% Change	-12.3	7.7	**	**	-19.7	29.7	n/a	n/a	11.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
September 2013	25	4	0	0	0	115	0	0	144
September 2012	37	8	0	0	0	50	0	6	101
Delta									
September 2013	9	0	0	1	6	0	0	4	20
September 2012	1	6	0	0	0	0	0	0	7
Langley									
September 2013	33	0	0	4	8	0	2	20	67
September 2012	21	0	0	0	6	100	2	8	137
Maple Ridge / Pitt Meadows									
September 2013	10	0	0	0	4	0	0	0	14
September 2012	21	0	0	0	12	68	1	0	102
New Westminster									
September 2013	8	0	0	0	0	0	0	0	8
September 2012	3	0	0	0	0	109	0	0	112
North Vancouver									
September 2013	15	2	0	0	0	0	0	9	26
September 2012	8	2	0	0	0	0	1	2	13
Richmond									
September 2013	26	0	0	0	69	143	3	8	249
September 2012	42	4	0	1	9	292	0	13	361
Surrey									
September 2013	61	0	0	0	109	0	3	16	189
September 2012	108	0	5	0	123	0	4	31	271
Tri-Cities									
September 2013	18	0	0	0	64	0	0	12	94
September 2012	30	2	0	0	18	23	0	17	90
University Endowment Lands									
September 2013	0	0	0	0	0	0	0	0	0
September 2012	3	0	0	0	0	0	0	0	3
Vancouver City									
September 2013	82	20	0	0	33	408	22	229	794
September 2012	69	4	12	0	3	357	26	30	501
West Vancouver									
September 2013	9	0	0	0	8	0	0	0	17
September 2012	11	0	0	0	0	0	0	0	11
White Rock									
September 2013	5	0	0	0	14	87	0	1	107
September 2012	4	0	0	0	0	0	0	1	5
Indian Reserves									
September 2013	0	0	0	0	0	0	0	0	0
September 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2013	302	26	0	5	315	753	30	299	1,730
September 2012	360	26	17	1	171	999	34	108	1,716

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
September 2013	352	114	0	0	74	2,357	0	0	2,897
September 2012	344	114	0	0	25	1,792	0	6	2,281
Delta									
September 2013	83	56	0	1	8	101	3	33	285
September 2012	78	32	0	0	23	107	3	18	261
Langley									
September 2013	184	2	0	10	152	294	2	128	772
September 2012	226	4	6	29	169	486	3	78	1,001
Maple Ridge / Pitt Meadows									
September 2013	136	0	0	0	145	201	1	0	483
September 2012	137	2	0	0	80	285	3	71	578
New Westminster									
September 2013	48	4	0	0	85	709	0	0	846
September 2012	46	6	0	0	10	578	0	25	665
North Vancouver									
September 2013	170	6	8	1	7	798	4	118	1,112
September 2012	140	18	8	3	64	561	4	80	878
Richmond									
September 2013	286	4	14	3	233	1,645	10	121	2,316
September 2012	540	4	30	4	154	1,987	20	303	3,042
Surrey									
September 2013	637	6	0	0	832	887	33	182	2,577
September 2012	845	6	12	0	1,029	975	33	216	3,116
Tri-Cities									
September 2013	241	30	0	5	251	1,379	14	133	2,053
September 2012	265	12	7	0	267	1,780	4	150	2,485
University Endowment Lands									
September 2013	8	0	0	0	7	232	0	281	528
September 2012	11	0	0	0	16	267	0	0	294
Vancouver City									
September 2013	1,063	134	3	1	109	5,269	329	1,578	8,486
September 2012	1,235	106	16	2	198	4,793	264	1,084	7,698
West Vancouver									
September 2013	212	0	0	0	16	120	0	141	489
September 2012	204	0	0	0	12	30	0	130	376
White Rock									
September 2013	53	2	0	0	26	146	1	31	259
September 2012	60	0	0	0	10	158	0	29	257
Indian Reserves									
September 2013	0	0	0	0	0	0	0	0	0
September 2012	0	0	0	0	0	103	0	0	103
Vancouver CMA									
September 2013	3,514	358	25	21	1,945	14,138	399	2,748	23,148
September 2012	4,185	304	79	38	2,057	13,902	334	2,193	23,092

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
September 2013	37	8	0	0	0	0	0	0	45
September 2012	25	6	0	0	0	60	0	0	91
Delta									
September 2013	8	2	0	0	0	0	0	3	13
September 2012	5	6	0	0	13	0	0	2	26
Langley									
September 2013	16	0	0	4	11	166	3	7	207
September 2012	25	0	0	0	31	263	0	11	330
Maple Ridge / Pitt Meadows									
September 2013	28	0	0	0	0	0	1	0	29
September 2012	9	0	0	0	0	0	0	0	9
New Westminster									
September 2013	2	0	0	0	6	0	0	25	33
September 2012	4	0	0	0	0	36	0	0	40
North Vancouver									
September 2013	14	2	0	0	0	0	0	6	22
September 2012	8	2	0	1	31	0	0	3	45
Richmond									
September 2013	17	0	0	0	54	336	0	85	492
September 2012	81	2	0	0	22	72	0	21	198
Surrey									
September 2013	73	0	0	0	135	88	5	20	321
September 2012	98	0	0	0	94	164	7	24	387
Tri-Cities									
September 2013	13	0	0	0	44	40	0	12	109
September 2012	106	2	0	0	14	0	0	7	129
University Endowment Lands									
September 2013	0	0	0	0	0	95	0	0	95
September 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2013	103	12	3	0	0	12	29	37	196
September 2012	95	2	0	0	24	18	34	87	260
West Vancouver									
September 2013	8	0	0	0	0	12	0	129	149
September 2012	5	0	0	0	0	0	0	0	5
White Rock									
September 2013	4	0	0	0	0	9	0	2	15
September 2012	7	0	0	0	0	0	0	3	10
Indian Reserves									
September 2013	0	0	0	0	0	0	0	0	0
September 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2013	324	24	3	4	250	758	38	326	1,727
September 2012	468	20	0	1	229	613	41	158	1,530

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
September 2013	119	41	0	0	38	107	n/a	n/a	305
September 2012	136	42	0	0	32	194	n/a	n/a	404
Delta									
September 2013	21	4	0	3	10	5	n/a	n/a	43
September 2012	8	8	0	0	14	4	n/a	n/a	34
Langley									
September 2013	73	2	8	0	38	166	n/a	n/a	287
September 2012	91	0	0	6	42	120	n/a	n/a	259
Maple Ridge / Pitt Meadows									
September 2013	116	2	0	0	46	130	n/a	n/a	294
September 2012	108	0	0	0	39	15	n/a	n/a	162
New Westminster									
September 2013	15	3	0	0	12	22	n/a	n/a	52
September 2012	27	2	0	0	25	53	n/a	n/a	107
North Vancouver									
September 2013	43	6	17	2	38	189	n/a	n/a	295
September 2012	40	0	0	2	43	158	n/a	n/a	243
Richmond									
September 2013	218	4	50	1	84	94	n/a	n/a	451
September 2012	105	4	0	0	42	20	n/a	n/a	171
Surrey									
September 2013	265	0	63	0	301	270	n/a	n/a	899
September 2012	256	0	0	0	232	428	n/a	n/a	916
Tri-Cities									
September 2013	60	9	16	1	53	265	n/a	n/a	404
September 2012	65	10	0	0	46	130	n/a	n/a	251
University Endowment Lands									
September 2013	0	0	0	0	2	35	n/a	n/a	37
September 2012	1	0	0	0	1	3	n/a	n/a	5
Vancouver City									
September 2013	454	55	82	2	72	351	n/a	n/a	1,016
September 2012	267	31	0	0	92	321	n/a	n/a	711
West Vancouver									
September 2013	26	2	0	0	4	0	n/a	n/a	32
September 2012	20	2	0	0	4	1	n/a	n/a	27
White Rock									
September 2013	6	0	6	0	4	64	n/a	n/a	80
September 2012	3	0	0	0	7	0	n/a	n/a	10
Indian Reserves									
September 2013	0	0	0	0	0	0	n/a	n/a	0
September 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
September 2013	1,423	128	244	9	702	1,698	n/a	n/a	4,204
September 2012	1,135	99	0	8	619	1,447	n/a	n/a	3,308

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
September 2013	28	5	0	0	5	24	n/a	n/a	62
September 2012	10	0	0	0	2	219	n/a	n/a	231
Delta									
September 2013	8	4	2	0	0	0	n/a	n/a	14
September 2012	4	0	0	0	7	0	n/a	n/a	11
Langley									
September 2013	12	0	0	7	13	64	n/a	n/a	96
September 2012	30	0	0	0	34	282	n/a	n/a	346
Maple Ridge / Pitt Meadows									
September 2013	28	0	0	0	6	16	n/a	n/a	50
September 2012	9	0	0	0	0	0	n/a	n/a	9
New Westminster									
September 2013	0	0	0	0	5	4	n/a	n/a	9
September 2012	3	0	0	0	4	30	n/a	n/a	37
North Vancouver									
September 2013	16	1	0	0	1	8	n/a	n/a	26
September 2012	6	3	0	1	21	4	n/a	n/a	35
Richmond									
September 2013	28	1	6	0	23	319	n/a	n/a	377
September 2012	39	1	0	0	19	72	n/a	n/a	131
Surrey									
September 2013	79	0	4	0	151	73	n/a	n/a	307
September 2012	82	0	0	0	78	134	n/a	n/a	294
Tri-Cities									
September 2013	9	3	0	0	60	67	n/a	n/a	139
September 2012	103	0	0	0	5	3	n/a	n/a	111
University Endowment Lands									
September 2013	0	0	0	0	1	90	n/a	n/a	91
September 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver City									
September 2013	60	5	0	0	11	22	n/a	n/a	98
September 2012	60	2	0	0	25	47	n/a	n/a	134
West Vancouver									
September 2013	8	0	0	0	0	12	n/a	n/a	20
September 2012	9	0	0	0	0	0	n/a	n/a	9
White Rock									
September 2013	5	0	0	0	2	2	n/a	n/a	9
September 2012	9	0	0	0	1	3	n/a	n/a	13
Indian Reserves									
September 2013	0	0	0	0	0	0	n/a	n/a	0
September 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
September 2013	282	19	12	7	278	701	n/a	n/a	1,299
September 2012	364	6	0	1	196	794	n/a	n/a	1,361

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430
% Change	4.8	1.8	33.3	-0.4	47.2	41.3	-10.0	-17.1	24.3
2003	5,195	436	3	280	2,599	6,044	80	989	15,626

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	115	0	115	0	n/a
Burnaby - North	12	13	0	2	0	0	0	18	12	33	-63.6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6	0	6	-100.0
Burnaby - South & East	2	8	0	0	0	0	0	0	2	8	-75.0
Burnaby - Central Park	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Remainder	10	14	4	6	0	0	0	32	14	52	-73.1
Burnaby Total	25	37	4	8	0	0	115	56	144	101	42.6
Coquitlam	16	26	10	12	19	8	11	38	56	84	-33.3
Delta - Tsawwassen	3	0	0	0	0	0	0	0	3	0	n/a
Delta - Ladner	1	0	0	0	0	0	0	0	1	0	n/a
Delta - North	6	1	6	6	0	0	4	0	16	7	128.6
Delta	10	1	6	6	0	0	4	0	20	7	185.7
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	39	23	0	0	8	6	20	108	67	137	-51.1
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	9	19	0	0	4	0	0	0	13	19	-31.6
New Westminster	8	3	0	0	0	0	0	109	8	112	-92.9
North Vancouver City	6	5	2	2	0	0	2	0	10	7	42.9
North Vancouver DM	9	4	0	0	0	0	7	2	16	6	166.7
Pitt Meadows	1	3	0	0	0	12	0	68	1	83	-98.8
Port Coquitlam	2	4	0	0	35	0	1	2	38	6	**
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	29	43	6	8	63	5	151	305	249	361	-31.0
Surrey - South	19	34	4	0	31	19	3	6	57	59	-3.4
Surrey - Cloverdale	16	10	0	0	0	44	3	5	19	59	-67.8
Surrey - North	23	51	0	2	55	58	8	17	86	128	-32.8
Surrey - Guildford	0	2	0	0	19	0	0	1	19	3	**
Surrey - Whalley	6	15	0	0	0	5	2	2	8	22	-63.6
Surrey Total	64	112	4	2	105	126	16	31	189	271	-30.3
University Endowment Lands	0	3	0	0	0	0	0	0	0	3	-100.0
Vancouver - West End	0	0	0	0	0	0	118	294	118	294	-59.9
Vancouver - Downtown	0	0	0	0	0	0	192	0	192	0	n/a
Vancouver - Kitsilano	2	0	4	0	0	0	1	50	7	50	-86.0
Vancouver - False Creek	0	0	0	0	0	0	241	12	241	12	**
Vancouver - Granville/Oak	2	0	0	0	0	0	1	13	3	13	-76.9
Vancouver - Kerrisdale	6	4	0	0	0	0	0	2	6	6	0.0
Vancouver - Marpole	3	8	0	0	0	0	0	3	3	11	-72.7
Vancouver - Eastside	62	55	12	2	0	3	43	19	117	79	48.1
Vancouver - Mt. Pleasant	0	1	2	0	0	0	3	0	5	1	**
Vancouver - Strath/Grand	0	0	2	2	0	0	32	0	34	2	**
Vancouver - Westside	29	27	0	0	33	0	6	6	68	33	106.1
Vancouver Total	104	95	20	4	33	3	637	399	794	501	58.5
West Vancouver	9	11	8	0	0	0	0	0	17	11	54.5
White Rock	5	4	0	0	14	0	88	1	107	5	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	337	395	60	42	281	160	1,052	1,119	1,730	1,716	0.8

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	10	6	0	0	0	0	0	0	10	6	66.7
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	12	0	0	0	0	1	2	7	14	-50.0
Burnaby - Mountain	0	4	0	0	0	0	167	104	167	108	54.6
Burnaby - North	52	77	0	8	0	0	607	18	659	103	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	6	1	7	-85.7
Burnaby - South & East	21	30	12	10	0	0	71	15	104	55	89.1
Burnaby - Central Park	18	15	10	8	60	0	544	544	632	567	11.5
Burnaby - Remainder	88	108	22	44	0	0	0	122	110	274	-59.9
Burnaby Total	180	235	44	70	60	0	1,389	809	1,673	1,114	50.2
Coquitlam	237	256	56	22	114	185	627	1,034	1,034	1,497	-30.9
Delta - Tsawwassen	21	24	0	4	0	0	3	1	24	29	-17.2
Delta - Ladner	33	20	0	8	0	0	15	6	48	34	41.2
Delta - North	30	31	64	46	0	18	26	18	120	113	6.2
Delta	84	75	64	58	0	18	44	25	192	176	9.1
Langley City	4	3	0	0	5	0	0	0	9	3	200.0
Langley District	186	249	0	4	171	198	360	422	717	873	-17.9
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	149	143	4	0	100	23	75	182	328	348	-5.7
New Westminster	47	43	6	8	82	0	0	549	135	600	-77.5
North Vancouver City	28	37	10	18	0	11	460	379	498	445	11.9
North Vancouver DM	81	70	0	0	0	8	44	53	125	131	-4.6
Pitt Meadows	3	9	0	2	24	12	0	68	27	91	-70.3
Port Coquitlam	36	19	2	0	107	69	114	141	259	229	13.1
Port Moody	5	6	0	0	0	13	0	291	5	310	-98.4
Richmond	197	315	22	22	194	109	602	784	1,015	1,230	-17.5
Surrey - South	156	299	4	26	253	229	199	87	612	641	-4.5
Surrey - Cloverdale	74	102	14	28	156	294	134	15	378	439	-13.9
Surrey - North	273	381	4	4	307	467	95	289	679	1,141	-40.5
Surrey - Guildford	12	14	0	0	42	75	105	9	159	98	62.2
Surrey - Whalley	79	91	0	0	4	23	255	95	338	209	61.7
Surrey Total	594	887	22	58	762	1,088	788	495	2,166	2,528	-14.3
University Endowment Lands	1	7	0	0	7	0	513	95	521	102	**
Vancouver - West End	0	0	4	0	0	0	309	428	313	428	-26.9
Vancouver - Downtown	0	0	0	0	0	0	771	814	771	814	-5.3
Vancouver - Kitsilano	10	5	12	6	0	0	57	119	79	130	-39.2
Vancouver - False Creek	0	1	0	0	0	0	879	1,114	879	1,115	-21.2
Vancouver - Granville/Oak	9	7	2	2	0	4	7	23	18	36	-50.0
Vancouver - Kerrisdale	47	42	0	0	0	0	3	6	50	48	4.2
Vancouver - Marpole	41	43	8	2	0	0	126	114	175	159	10.1
Vancouver - Eastside	603	529	44	40	26	38	934	829	1,607	1,436	11.9
Vancouver - Mt. Pleasant	1	2	24	30	0	0	89	0	114	32	**
Vancouver - Strath/Grand	4	7	14	6	3	19	330	10	351	42	**
Vancouver - Westside	261	323	2	0	33	0	177	74	473	397	19.1
Vancouver Total	976	959	110	86	62	61	3,682	3,531	4,830	4,637	4.2
West Vancouver	98	94	12	12	4	0	93	160	207	266	-22.2
White Rock	41	47	2	0	26	10	113	170	182	227	-19.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,964	3,473	354	360	1,718	1,805	8,905	9,190	13,941	14,828	-6.0

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	115	0	0	0
Burnaby - North	0	0	0	0	0	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	32	0	0
Burnaby Total	0	0	0	0	115	50	0	6
Coquitlam	19	8	0	0	0	23	11	15
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	4	0
Delta	0	0	0	0	0	0	4	0
Langley City	0	0	0	0	0	0	0	0
Langley District	8	6	0	0	0	100	20	8
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	109	0	0
North Vancouver City	0	0	0	0	0	0	2	0
North Vancouver DM	0	0	0	0	0	0	7	2
Pitt Meadows	0	12	0	0	0	68	0	0
Port Coquitlam	35	0	0	0	0	0	1	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	63	5	0	0	143	292	8	13
Surrey - South	31	19	0	0	0	0	3	6
Surrey - Cloverdale	0	44	0	0	0	0	3	5
Surrey - North	55	58	0	0	0	0	8	17
Surrey - Guildford	19	0	0	0	0	0	0	1
Surrey - Whalley	0	5	0	0	0	0	2	2
Surrey Total	105	126	0	0	0	0	16	31
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	118	294	0	0
Vancouver - Downtown	0	0	0	0	0	0	192	0
Vancouver - Kitsilano	0	0	0	0	0	50	1	0
Vancouver - False Creek	0	0	0	0	241	12	0	0
Vancouver - Granville/Oak	0	0	0	0	0	13	1	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	2
Vancouver - Marpole	0	0	0	0	0	0	0	3
Vancouver - Eastside	0	3	0	0	14	0	29	19
Vancouver - Mt. Pleasant	0	0	0	0	3	0	0	0
Vancouver - Strath/Grand	0	0	0	0	32	0	0	0
Vancouver - Westside	33	0	0	0	0	0	6	6
Vancouver Total	33	3	0	0	408	369	229	30
West Vancouver	0	0	0	0	0	0	0	0
White Rock	14	0	0	0	87	0	1	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	281	160	0	0	753	1,011	299	108

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	2
Burnaby - Mountain	0	0	0	0	167	104	0	0
Burnaby - North	0	0	0	0	607	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	0	0	0	0	71	15	0	0
Burnaby - Central Park	60	0	0	0	544	544	0	0
Burnaby - Remainder	0	0	0	0	0	122	0	0
Burnaby Total	60	0	0	0	1,389	803	0	6
Coquitlam	114	185	0	0	522	910	105	124
Delta - Tsawwassen	0	0	0	0	0	0	3	1
Delta - Ladner	0	0	0	0	13	4	2	2
Delta - North	0	18	0	0	0	0	26	18
Delta	0	18	0	0	13	4	31	21
Langley City	5	0	0	0	0	0	0	0
Langley District	171	198	0	0	231	332	129	90
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	100	23	0	0	75	182	0	0
New Westminster	82	0	0	0	0	524	0	25
North Vancouver City	0	11	0	0	431	348	29	31
North Vancouver DM	0	8	0	0	0	24	44	29
Pitt Meadows	24	12	0	0	0	68	0	0
Port Coquitlam	107	69	0	0	98	129	16	12
Port Moody	0	13	0	0	0	291	0	0
Richmond	194	109	0	0	559	703	43	81
Surrey - South	253	229	0	0	179	36	20	51
Surrey - Cloverdale	156	294	0	0	112	0	22	15
Surrey - North	307	467	0	0	0	179	95	110
Surrey - Guildford	42	75	0	0	100	0	5	9
Surrey - Whalley	4	23	0	0	228	70	27	25
Surrey Total	762	1,088	0	0	619	285	169	210
University Endowment Lands	7	0	0	0	232	95	281	0
Vancouver - West End	0	0	0	0	123	428	186	0
Vancouver - Downtown	0	0	0	0	579	673	192	141
Vancouver - Kitsilano	0	0	0	0	38	119	19	0
Vancouver - False Creek	0	0	0	0	789	1,114	90	0
Vancouver - Granville/Oak	0	4	0	0	4	20	3	3
Vancouver - Kerrisdale	0	0	0	0	0	0	3	6
Vancouver - Marpole	0	0	0	0	117	104	9	10
Vancouver - Eastside	26	38	0	0	632	423	302	406
Vancouver - Mt. Pleasant	0	0	0	0	88	0	1	0
Vancouver - Strath/Grand	3	19	0	0	32	10	298	0
Vancouver - Westside	33	0	0	0	43	32	134	42
Vancouver Total	62	61	0	0	2,445	2,923	1,237	608
West Vancouver	4	0	0	0	93	30	0	130
White Rock	26	10	0	0	87	149	26	21
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,718	1,805	0	0	6,794	7,800	2,111	1,390

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	115	0	0	0	115	0
Burnaby - North	12	15	0	18	0	0	12	33
Burnaby - Lougheed Mall	0	0	0	0	0	6	0	6
Burnaby - South & East	2	8	0	0	0	0	2	8
Burnaby - Central Park	1	2	0	0	0	0	1	2
Burnaby - Remainder	14	20	0	32	0	0	14	52
Burnaby Total	29	45	115	50	0	6	144	101
Coquitlam	16	28	29	41	11	15	56	84
Delta - Tsawwassen	3	0	0	0	0	0	3	0
Delta - Ladner	1	0	0	0	0	0	1	0
Delta - North	5	7	7	0	4	0	16	7
Delta	9	7	7	0	4	0	20	7
Langley City	0	0	0	0	0	0	0	0
Langley District	33	21	12	106	22	10	67	137
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	9	18	4	0	0	1	13	19
New Westminster	8	3	0	109	0	0	8	112
North Vancouver City	8	6	0	0	2	1	10	7
North Vancouver DM	9	4	0	0	7	2	16	6
Pitt Meadows	1	3	0	80	0	0	1	83
Port Coquitlam	2	4	35	0	1	2	38	6
Port Moody	0	0	0	0	0	0	0	0
Richmond	26	46	212	302	11	13	249	361
Surrey - South	19	34	35	19	3	6	57	59
Surrey - Cloverdale	14	9	0	44	5	6	19	59
Surrey - North	22	48	55	60	9	20	86	128
Surrey - Guildford	0	2	19	0	0	1	19	3
Surrey - Whalley	6	20	0	0	2	2	8	22
Surrey Total	61	113	109	123	19	35	189	271
University Endowment Lands	0	3	0	0	0	0	0	3
Vancouver - West End	0	0	118	294	0	0	118	294
Vancouver - Downtown	0	0	0	0	192	0	192	0
Vancouver - Kitsilano	6	0	0	50	1	0	7	50
Vancouver - False Creek	0	12	241	0	0	0	241	12
Vancouver - Granville/Oak	2	0	0	13	1	0	3	13
Vancouver - Kerrisdale	6	3	0	0	0	3	6	6
Vancouver - Marpole	3	8	0	0	0	3	3	11
Vancouver - Eastside	55	38	14	3	48	38	117	79
Vancouver - Mt. Pleasant	2	1	3	0	0	0	5	1
Vancouver - Strath/Grand	2	2	32	0	0	0	34	2
Vancouver - Westside	26	21	33	0	9	12	68	33
Vancouver Total	102	85	441	360	251	56	794	501
West Vancouver	9	11	8	0	0	0	17	11
White Rock	5	4	101	0	1	1	107	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	328	403	1,073	1,171	329	142	1,730	1,716

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	7	6	0	0	3	0	10	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	12	0	0	1	2	7	14
Burnaby - Mountain	0	4	167	104	0	0	167	108
Burnaby - North	52	83	607	20	0	0	659	103
Burnaby - Lougheed Mall	1	1	0	0	0	6	1	7
Burnaby - South & East	33	40	71	15	0	0	104	55
Burnaby - Central Park	28	23	604	544	0	0	632	567
Burnaby - Remainder	110	152	0	122	0	0	110	274
Burnaby Total	224	303	1,449	805	0	6	1,673	1,114
Coquitlam	249	271	666	1,098	119	128	1,034	1,497
Delta - Tsawwassen	21	26	0	2	3	1	24	29
Delta - Ladner	30	25	13	4	5	5	48	34
Delta - North	81	61	13	34	26	18	120	113
Delta	132	112	26	40	34	24	192	176
Langley City	4	3	5	0	0	0	9	3
Langley District	158	216	417	553	142	104	717	873
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	147	141	179	205	2	2	328	348
New Westminster	51	51	84	524	0	25	135	600
North Vancouver City	32	49	431	359	35	37	498	445
North Vancouver DM	81	78	0	24	44	29	125	131
Pitt Meadows	3	11	24	80	0	0	27	91
Port Coquitlam	38	19	205	198	16	12	259	229
Port Moody	5	6	0	304	0	0	5	310
Richmond	193	339	772	802	50	89	1,015	1,230
Surrey - South	152	297	436	289	24	55	612	641
Surrey - Cloverdale	59	78	282	322	37	39	378	439
Surrey - North	255	363	309	650	115	128	679	1,141
Surrey - Guildford	12	14	142	75	5	9	159	98
Surrey - Whalley	79	102	232	81	27	26	338	209
Surrey Total	557	854	1,401	1,417	208	257	2,166	2,528
University Endowment Lands	1	7	239	95	281	0	521	102
Vancouver - West End	4	0	123	428	186	0	313	428
Vancouver - Downtown	0	0	579	673	192	141	771	814
Vancouver - Kitsilano	22	17	38	113	19	0	79	130
Vancouver - False Creek	0	13	789	1,102	90	0	879	1,115
Vancouver - Granville/Oak	9	8	4	24	5	4	18	36
Vancouver - Kerrisdale	40	39	0	0	10	9	50	48
Vancouver - Marpole	40	40	117	104	18	15	175	159
Vancouver - Eastside	403	418	656	463	548	555	1,607	1,436
Vancouver - Mt. Pleasant	25	32	88	0	1	0	114	32
Vancouver - Strath/Grand	18	10	35	29	298	3	351	42
Vancouver - Westside	210	257	76	33	187	107	473	397
Vancouver Total	771	834	2,505	2,969	1,554	834	4,830	4,637
West Vancouver	98	94	109	42	0	130	207	266
White Rock	43	47	113	159	26	21	182	227
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,801	3,454	8,625	9,674	2,515	1,700	13,941	14,828

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	10	0	2	0	0	0	13	9	25	-64.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	2	2	2	0	0	0	0	5	4	25.0
Burnaby - Central Park	5	2	0	0	0	0	0	0	5	2	150.0
Burnaby - Remainder	20	11	6	2	0	0	0	47	26	60	-56.7
Burnaby Total	37	25	8	6	0	0	0	60	45	91	-50.5
Coquitlam	11	103	0	2	44	14	52	6	107	125	-14.4
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	4	0	0	0	0	0	0	0	4	0	n/a
Delta - North	4	5	2	6	0	13	3	2	9	26	-65.4
Delta	8	5	2	6	0	13	3	2	13	26	-50.0
Langley City	0	0	0	0	0	0	0	50	0	50	-100.0
Langley District	23	25	0	0	11	31	173	224	207	280	-26.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	28	9	0	0	0	0	0	0	28	9	**
New Westminster	2	4	0	0	6	0	25	36	33	40	-17.5
North Vancouver City	4	4	2	4	0	0	2	3	8	11	-27.3
North Vancouver DM	10	5	0	0	0	29	4	0	14	34	-58.8
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	1	1	0	0	0	0	0	1	1	2	-50.0
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	17	81	12	2	42	22	421	93	492	198	148.5
Surrey - South	18	28	8	4	44	12	37	1	107	45	137.8
Surrey - Cloverdale	13	10	0	6	54	24	1	3	68	43	58.1
Surrey - North	27	52	2	0	13	48	65	16	107	116	-7.8
Surrey - Guildford	4	2	0	0	14	0	1	0	19	2	**
Surrey - Whalley	16	13	0	0	0	0	4	168	20	181	-89.0
Surrey Total	78	105	10	10	125	84	108	188	321	387	-17.1
University Endowment Lands	0	0	0	0	0	0	95	0	95	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	42	0	42	-100.0
Vancouver - Kitsilano	1	2	0	2	0	0	0	0	1	4	-75.0
Vancouver - False Creek	0	0	0	0	0	3	12	0	12	3	**
Vancouver - Granville/Oak	3	1	2	0	0	0	0	0	5	1	**
Vancouver - Kerrisdale	8	5	0	0	0	0	0	0	8	5	60.0
Vancouver - Marpole	4	3	2	0	0	0	1	0	7	3	133.3
Vancouver - Eastside	67	93	6	2	3	19	29	42	105	156	-32.7
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	18	0	18	-100.0
Vancouver - Westside	49	25	0	0	0	0	7	3	56	28	100.0
Vancouver Total	132	129	12	4	3	22	49	105	196	260	-24.6
West Vancouver	8	5	0	0	0	0	141	0	149	5	**
White Rock	4	7	0	0	0	0	11	3	15	10	50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	366	510	46	34	231	215	1,084	771	1,727	1,530	12.9

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	9	13	0	0	0	0	0	0	9	13	-30.8
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	10	13	0	0	0	0	0	0	10	13	-23.1
Burnaby - Mountain	5	1	0	0	0	0	179	80	184	81	127.2
Burnaby - North	52	68	2	6	4	0	203	60	261	134	94.8
Burnaby - Lougheed Mall	0	2	0	0	0	0	6	0	6	2	200.0
Burnaby - South & East	24	26	10	14	0	12	87	37	121	89	36.0
Burnaby - Central Park	13	24	0	4	0	0	245	139	258	167	54.5
Burnaby - Remainder	93	101	34	30	46	147	210	634	383	912	-58.0
Burnaby Total	187	222	46	54	50	159	930	950	1,213	1,385	-12.4
Coquitlam	258	368	32	14	192	249	778	547	1,260	1,178	7.0
Delta - Tsawwassen	37	9	2	2	0	0	1	0	40	11	**
Delta - Ladner	33	24	8	2	0	0	37	4	78	30	160.0
Delta - North	35	36	36	36	0	63	27	14	98	149	-34.2
Delta	105	69	46	40	0	63	65	18	216	190	13.7
Langley City	0	2	0	0	0	0	0	101	0	103	-100.0
Langley District	248	292	2	2	161	244	425	338	836	876	-4.6
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	152	163	0	12	30	142	217	46	399	363	9.9
New Westminster	31	37	6	2	23	71	25	209	85	319	-73.4
North Vancouver City	38	42	16	18	20	6	137	295	211	361	-41.6
North Vancouver DM	56	67	0	2	29	38	82	259	167	366	-54.4
Pitt Meadows	15	4	2	0	12	0	68	0	97	4	**
Port Coquitlam	21	16	0	0	46	9	101	347	168	372	-54.8
Port Moody	6	8	0	0	23	0	185	0	214	8	**
Richmond	271	337	20	54	98	109	1,189	608	1,578	1,108	42.4
Surrey - South	229	240	22	40	212	174	181	127	644	581	10.8
Surrey - Cloverdale	104	100	4	30	216	221	23	157	347	508	-31.7
Surrey - North	296	502	6	0	413	353	360	160	1,075	1,015	5.9
Surrey - Guildford	10	7	0	0	41	38	5	0	56	45	24.4
Surrey - Whalley	97	76	2	2	30	40	459	183	588	301	95.3
Surrey Total	736	925	34	72	912	826	1,028	627	2,710	2,450	10.6
University Endowment Lands	4	1	0	0	16	0	185	107	205	108	89.8
Vancouver - West End	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Downtown	0	1	0	0	0	0	266	949	266	950	-72.0
Vancouver - Kitsilano	5	8	12	10	0	21	11	32	28	71	-60.6
Vancouver - False Creek	0	1	0	2	0	6	850	129	850	138	**
Vancouver - Granville/Oak	9	6	4	2	9	6	37	185	59	199	-70.4
Vancouver - Kerrisdale	54	23	0	0	0	4	6	3	60	30	100.0
Vancouver - Marpole	43	38	4	4	0	0	8	8	55	50	10.0
Vancouver - Eastside	605	490	52	46	68	83	1,118	444	1,843	1,063	73.4
Vancouver - Mt. Pleasant	0	2	32	10	0	8	129	254	161	274	-41.2
Vancouver - Strath/Grand	5	12	0	4	24	0	19	19	48	35	37.1
Vancouver - Westside	306	156	0	4	0	94	73	58	379	312	21.5
Vancouver Total	1,027	737	104	82	101	222	2,517	2,162	3,749	3,203	17.0
West Vancouver	84	81	6	8	0	8	141	0	231	97	138.1
White Rock	45	29	0	0	10	10	182	14	237	53	**
Indian Reserves	0	1	0	0	0	0	103	0	103	1	**
Vancouver CMA	3,304	3,429	314	360	1,723	2,156	8,358	6,628	13,699	12,573	9.0

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	47	0	0
Burnaby Total	0	0	0	0	0	60	0	0
Coquitlam	44	14	0	0	40	0	12	6
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	13	0	0	0	0	3	2
Delta	0	13	0	0	0	0	3	2
Langley City	0	0	0	0	0	50	0	0
Langley District	11	31	0	0	166	213	7	11
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	6	0	0	0	0	36	25	0
North Vancouver City	0	0	0	0	0	0	2	3
North Vancouver DM	0	29	0	0	0	0	4	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	42	22	0	0	336	72	85	21
Surrey - South	44	12	0	0	36	0	1	1
Surrey - Cloverdale	54	24	0	0	0	0	1	3
Surrey - North	13	48	0	0	52	0	13	16
Surrey - Guildford	14	0	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	164	4	4
Surrey Total	125	84	0	0	88	164	20	24
University Endowment Lands	0	0	0	0	95	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	42
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	3	0	0	12	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	3	19	0	0	0	0	29	42
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	18	0	0
Vancouver - Westside	0	0	0	0	0	0	7	3
Vancouver Total	3	22	0	0	12	18	37	87
West Vancouver	0	0	0	0	12	0	129	0
White Rock	0	0	0	0	9	0	2	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	231	215	0	0	758	613	326	158

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	179	80	0	0
Burnaby - North	4	0	0	0	203	60	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	12	0	0	87	37	0	0
Burnaby - Central Park	0	0	0	0	245	139	0	0
Burnaby - Remainder	46	147	0	0	210	570	0	64
Burnaby Total	50	159	0	0	924	886	6	64
Coquitlam	192	249	0	0	654	386	124	161
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	32	0	5	4
Delta - North	0	63	0	0	0	0	27	14
Delta	0	63	0	0	32	0	33	18
Langley City	0	0	0	0	0	101	0	0
Langley District	161	244	0	0	332	213	93	125
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	142	0	0	217	0	0	46
New Westminster	23	71	0	0	0	185	25	24
North Vancouver City	20	6	0	0	89	192	48	103
North Vancouver DM	29	38	0	0	59	80	23	179
Pitt Meadows	12	0	0	0	68	0	0	0
Port Coquitlam	46	9	0	0	85	337	16	10
Port Moody	23	0	0	0	185	0	0	0
Richmond	80	109	18	0	926	261	263	347
Surrey - South	212	174	0	0	135	102	46	25
Surrey - Cloverdale	216	221	0	0	0	146	23	11
Surrey - North	413	353	0	0	148	0	212	160
Surrey - Guildford	41	38	0	0	0	0	5	0
Surrey - Whalley	30	40	0	0	432	164	27	19
Surrey Total	912	826	0	0	715	412	313	215
University Endowment Lands	16	0	0	0	185	0	0	107
Vancouver - West End	0	0	0	0	0	81	0	0
Vancouver - Downtown	0	0	0	0	156	801	110	148
Vancouver - Kitsilano	0	21	0	0	11	0	0	32
Vancouver - False Creek	0	6	0	0	703	0	147	129
Vancouver - Granville/Oak	9	6	0	0	7	183	30	2
Vancouver - Kerrisdale	0	4	0	0	0	0	6	3
Vancouver - Marpole	0	0	0	0	0	0	8	8
Vancouver - Eastside	68	83	0	0	677	277	441	167
Vancouver - Mt. Pleasant	0	8	0	0	129	254	0	0
Vancouver - Strath/Grand	24	0	0	0	7	18	12	1
Vancouver - Westside	0	94	0	0	0	32	73	26
Vancouver Total	101	222	0	0	1,690	1,646	827	516
West Vancouver	0	8	0	0	12	0	129	0
White Rock	10	10	0	0	158	0	24	14
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	1,705	2,156	18	0	6,434	4,699	1,924	1,929

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	12	0	13	0	0	9	25
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	4	0	0	0	0	5	4
Burnaby - Central Park	5	2	0	0	0	0	5	2
Burnaby - Remainder	26	13	0	47	0	0	26	60
Burnaby Total	45	31	0	60	0	0	45	91
Coquitlam	11	105	84	14	12	6	107	125
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	4	0	0	0	0	0	4	0
Delta - North	6	11	0	13	3	2	9	26
Delta	10	11	0	13	3	2	13	26
Langley City	0	0	0	50	0	0	0	50
Langley District	16	25	181	244	10	11	207	280
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	27	9	0	0	1	0	28	9
New Westminster	2	4	6	36	25	0	33	40
North Vancouver City	6	5	0	3	2	3	8	11
North Vancouver DM	10	5	0	29	4	0	14	34
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	1	1	0	0	0	1	1	2
Port Moody	1	2	0	0	0	0	1	2
Richmond	17	83	390	94	85	21	492	198
Surrey - South	18	28	88	16	1	1	107	45
Surrey - Cloverdale	8	8	54	30	6	5	68	43
Surrey - North	27	47	67	48	13	21	107	116
Surrey - Guildford	4	2	14	0	1	0	19	2
Surrey - Whalley	16	13	0	164	4	4	20	181
Surrey Total	73	98	223	258	25	31	321	387
University Endowment Lands	0	0	95	0	0	0	95	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	42	0	42
Vancouver - Kitsilano	1	4	0	0	0	0	1	4
Vancouver - False Creek	0	0	12	3	0	0	12	3
Vancouver - Granville/Oak	5	1	0	0	0	0	5	1
Vancouver - Kerrisdale	8	5	0	0	0	0	8	5
Vancouver - Marpole	6	3	0	0	1	0	7	3
Vancouver - Eastside	55	63	0	21	50	72	105	156
Vancouver - Mt. Pleasant	2	0	0	0	0	0	2	0
Vancouver - Strath/Grand	0	0	0	18	0	0	0	18
Vancouver - Westside	41	21	0	0	15	7	56	28
Vancouver Total	118	97	12	42	66	121	196	260
West Vancouver	8	5	12	0	129	0	149	5
White Rock	4	7	9	0	2	3	15	10
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	351	488	1,012	843	364	199	1,727	1,530

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
September 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	8	66.7	4	33.3	12	1,461,750	1,455,542
Belcarra													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Bowen Island													
September 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	30.0	3	30.0	3	30.0	1	10.0	0	0.0	10	674,500	766,300
Year-to-date 2012	6	42.9	1	7.1	1	7.1	3	21.4	3	21.4	14	706,000	906,893
Burnaby													
September 2013	0	0.0	0	0.0	6	21.4	15	53.6	7	25.0	28	1,203,600	1,285,420
September 2012	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	983,950	1,022,280
Year-to-date 2013	1	0.6	6	3.7	42	25.6	84	51.2	31	18.9	164	1,164,000	1,210,398
Year-to-date 2012	1	0.6	2	1.3	62	38.8	88	55.0	7	4.4	160	1,018,000	1,069,826
Coquitlam													
September 2013	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	--	--
September 2012	1	1.1	18	19.1	72	76.6	2	2.1	1	1.1	94	810,000	829,499
Year-to-date 2013	2	0.9	48	21.7	116	52.5	49	22.2	6	2.7	221	855,000	906,980
Year-to-date 2012	1	0.4	55	23.7	154	66.4	21	9.1	1	0.4	232	809,900	839,148
Delta													
September 2013	0	0.0	0	0.0	4	50.0	3	37.5	1	12.5	8	--	--
September 2012	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2013	0	0.0	7	7.4	44	46.8	38	40.4	5	5.3	94	967,218	1,025,489
Year-to-date 2012	1	2.0	9	18.0	26	52.0	8	16.0	6	12.0	50	897,250	993,119
Langley City													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Langley District													
September 2013	11	57.9	4	21.1	1	5.3	0	0.0	3	15.8	19	588,616	773,331
September 2012	5	35.7	4	28.6	3	21.4	2	14.3	0	0.0	14	621,519	771,868
Year-to-date 2013	77	36.7	47	22.4	34	16.2	20	9.5	32	15.2	210	689,950	914,612
Year-to-date 2012	39	28.1	48	34.5	23	16.5	18	12.9	11	7.9	139	679,800	844,044

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
September 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
September 2013	19	70.4	5	18.5	2	7.4	1	3.7	0	0.0	27	568,900	614,608
September 2012	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2013	113	76.9	26	17.7	7	4.8	1	0.7	0	0.0	147	549,900	565,966
Year-to-date 2012	96	71.1	32	23.7	6	4.4	1	0.7	0	0.0	135	568,900	577,827
New Westminster													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	4	9.8	15	36.6	18	43.9	4	9.8	0	0.0	41	761,300	801,515
Year-to-date 2012	3	12.0	4	16.0	14	56.0	4	16.0	0	0.0	25	839,000	811,124
North Vancouver City													
September 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
September 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	5.9	12	70.6	4	23.5	17	1,450,000	1,466,318
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
North Vancouver DM													
September 2013	0	0.0	0	0.0	0	0.0	5	35.7	9	64.3	14	2,022,000	1,856,208
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	14	27.5	37	72.5	51	1,850,000	1,864,606
Year-to-date 2012	0	0.0	0	0.0	0	0.0	13	33.3	26	66.7	39	1,788,000	1,852,713
Pitt Meadows													
September 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2012	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	--	--
Port Coquitlam													
September 2013	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	5.3	9	47.4	5	26.3	4	21.1	0	0.0	19	718,000	834,914
Year-to-date 2012	0	0.0	3	37.5	3	37.5	2	25.0	0	0.0	8	--	--
Port Moody													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Year-to-date 2012	0	0.0	1	20.0	3	60.0	1	20.0	0	0.0	5	--	--
Richmond													
September 2013	0	0.0	0	0.0	0	0.0	12	42.9	16	57.1	28	1,610,000	1,698,604
September 2012	0	0.0	0	0.0	2	7.1	8	28.6	18	64.3	28	1,693,000	1,589,054
Year-to-date 2013	0	0.0	0	0.0	12	6.0	80	40.2	107	53.8	199	1,530,000	1,661,734
Year-to-date 2012	1	0.6	1	0.6	17	9.9	62	36.3	90	52.6	171	1,540,000	1,591,695

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
September 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
September 2013	5	6.3	33	41.8	30	38.0	4	5.1	7	8.9	79	769,000	893,266
September 2012	12	19.0	28	44.4	17	27.0	5	7.9	1	1.6	63	722,995	775,397
Year-to-date 2013	83	12.4	258	38.5	237	35.4	54	8.1	38	5.7	670	749,000	863,729
Year-to-date 2012	200	28.2	260	36.6	180	25.4	42	5.9	28	3.9	710	699,000	771,554
University Endowment Lands													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
September 2013	0	0.0	0	0.0	3	5.0	16	26.7	41	68.3	60	1,877,500	2,240,097
September 2012	0	0.0	0	0.0	7	22.6	19	61.3	5	16.1	31	1,095,000	1,448,371
Year-to-date 2013	0	0.0	3	0.5	27	4.9	204	37.3	313	57.2	547	1,681,000	2,035,489
Year-to-date 2012	0	0.0	3	0.9	65	20.1	128	39.6	127	39.3	323	1,247,000	1,929,985
West Vancouver													
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2013	1	1.3	0	0.0	0	0.0	2	2.7	72	96.0	75	3,900,000	3,959,111
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	68	100.0	68	3,454,000	3,729,734
White Rock													
September 2013	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
September 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2013	0	0.0	1	2.4	2	4.8	19	45.2	20	47.6	42	1,497,000	1,629,804
Year-to-date 2012	0	0.0	0	0.0	1	6.7	3	20.0	11	73.3	15	1,700,000	1,749,267
Indian Reserves													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
September 2013	36	12.5	45	15.6	47	16.3	65	22.5	96	33.2	289	1,130,000	1,404,916
September 2012	26	9.6	52	19.1	112	41.2	43	15.8	39	14.3	272	856,095	1,083,482
Year-to-date 2013	293	11.6	424	16.7	553	21.8	591	23.3	673	26.6	2,534	999,000	1,330,770
Year-to-date 2012	354	16.6	425	20.0	555	26.1	410	19.3	385	18.1	2,129	860,000	1,171,003

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2013						
Submarket	Sept 2013	Sept 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	1,455,542	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	766,300	906,893	-15.5
Burnaby Total	1,285,420	1,022,280	25.7	1,210,398	1,069,826	13.1
Coquitlam	--	829,499	n/a	906,980	839,148	8.1
Delta	--	--	n/a	1,025,489	993,119	3.3
Langley City	--	--	n/a	--	--	n/a
Langley District	773,331	771,868	0.2	914,612	844,044	8.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	614,608	--	n/a	565,966	577,827	-2.1
New Westminster	--	--	n/a	801,515	811,124	-1.2
North Vancouver City	--	--	n/a	1,466,318	--	n/a
North Vancouver DM	1,856,208	--	n/a	1,864,606	1,852,713	0.6
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	834,914	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,698,604	1,589,054	6.9	1,661,734	1,591,695	4.4
Surrey Total	893,266	775,397	15.2	863,729	771,554	11.9
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,240,097	1,448,371	54.7	2,035,489	1,929,985	5.5
West Vancouver	--	--	n/a	3,959,111	3,729,734	6.1
White Rock	--	--	n/a	1,629,804	1,749,267	-6.8
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,404,916	1,083,482	29.7	1,330,770	1,171,003	13.6

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver September 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,607	-13.4	2,516	5,906	5,725	43.9	752,380	-1.3	746,391
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	780,515
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	744,700
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	721,940
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	708,822
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	698,682
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	686,568
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	723,232
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	733,914
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	731,280
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	708,231
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	723,184
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	740,761
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	734,249
	March	2,373	-18.7	2,012	5,024	4,595	43.8	759,340	-0.3	739,452
	April	2,666	-6.0	2,033	6,049	4,453	45.7	739,587	0.6	727,820
	May	2,937	1.4	2,222	5,841	4,327	51.4	772,569	5.4	747,383
	June	2,668	11.3	2,399	5,038	4,547	52.8	762,861	8.8	761,733
	July	2,986	39.9	2,645	5,021	4,694	56.3	757,338	13.5	777,090
	August	2,557	53.1	2,721	4,315	4,737	57.4	784,567	8.2	781,830
	September	2,524	64.3	2,903	5,143	4,667	62.2	786,522	8.8	794,245
	October									
	November									
	December									
	Q3 2012	5,341	0.0		14,594			701,360	0.0	
	Q3 2013	8,067	51.0		14,479			775,100	10.5	
	YTD 2012	20,571	-22.3		51,279			736,085	-7.0	
	YTD 2013	21,907	6.5		46,699			764,408	3.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2013

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,278	6.8	65.8	893
	May	590	3.00	5.14	97.3	119.3	1,278	6.8	65.7	895
	June	590	3.14	5.14	97.1	119.0	1,275	6.5	65.2	898
	July	590	3.14	5.14	97.3	119.3	1,271	6.6	64.9	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.9	906
	September	601	3.14	5.34		119.6	1,267	6.9	64.7	911
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) September 2013		
Abbotsford-Mission CMA[1]	August 2013	September 2013
Trend[2]	604	792
SAAR	252	1,579
	September 2012	September 2013
Actual		
September - Single-Detached	15	26
September - Multiples	11	104
September - Total	26	130
January to September - Single-Detached	184	147
January to September - Multiples	119	431
January to September - Total	303	578

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2013	22	0	0	0	0	102	4	2	130
September 2012	15	0	0	0	9	0	0	2	26
% Change	46.7	n/a	n/a	n/a	-100.0	n/a	n/a	0.0	**
Year-to-date 2013	136	0	0	0	71	102	11	258	578
Year-to-date 2012	178	2	0	0	66	31	6	20	303
% Change	-23.6	-100.0	n/a	n/a	7.6	**	83.3	**	90.8
UNDER CONSTRUCTION									
September 2013	134	0	0	0	77	102	11	257	581
September 2012	156	2	0	0	66	31	3	21	279
% Change	-14.1	-100.0	n/a	n/a	16.7	**	**	**	108.2
COMPLETIONS									
September 2013	15	0	0	0	0	0	0	5	20
September 2012	23	0	0	0	51	0	0	2	76
% Change	-34.8	n/a	n/a	n/a	-100.0	n/a	n/a	150.0	-73.7
Year-to-date 2013	134	0	0	0	77	0	3	50	264
Year-to-date 2012	184	2	0	1	124	87	11	32	441
% Change	-27.2	-100.0	n/a	-100.0	-37.9	-100.0	-72.7	56.3	-40.1
COMPLETED & NOT ABSORBED									
September 2013	71	1	0	0	82	10	n/a	n/a	164
September 2012	113	2	0	0	48	39	n/a	n/a	202
% Change	-37.2	-50.0	n/a	n/a	70.8	-74.4	n/a	n/a	-18.8
ABSORBED									
September 2013	20	0	0	0	0	8	n/a	n/a	28
September 2012	22	0	0	0	8	35	n/a	n/a	65
% Change	-9.1	n/a	n/a	n/a	-100.0	-77.1	n/a	n/a	-56.9
Year-to-date 2013	179	3	6	0	38	19	n/a	n/a	245
Year-to-date 2012	181	0	0	1	84	50	n/a	n/a	316
% Change	-1.1	n/a	n/a	-100.0	-54.8	-62.0	n/a	n/a	-22.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
September 2013	10	0	0	0	0	60	2	2	74
September 2012	9	0	0	0	9	0	0	2	20
Mission DM									
September 2013	12	0	0	0	0	42	2	0	56
September 2012	6	0	0	0	0	0	0	0	6
Indian Reserves									
September 2013	0	0	0	0	0	0	0	0	0
September 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2013	22	0	0	0	0	102	4	2	130
September 2012	15	0	0	0	9	0	0	2	26
UNDER CONSTRUCTION									
Abbotsford City									
September 2013	90	0	0	0	77	60	7	257	491
September 2012	113	0	0	0	66	31	0	21	231
Mission DM									
September 2013	44	0	0	0	0	42	4	0	90
September 2012	43	2	0	0	0	0	3	0	48
Indian Reserves									
September 2013	0	0	0	0	0	0	0	0	0
September 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2013	134	0	0	0	77	102	11	257	581
September 2012	156	2	0	0	66	31	3	21	279
COMPLETIONS									
Abbotsford City									
September 2013	10	0	0	0	0	0	0	5	15
September 2012	16	0	0	0	51	0	0	2	69
Mission DM									
September 2013	5	0	0	0	0	0	0	0	5
September 2012	7	0	0	0	0	0	0	0	7
Indian Reserves									
September 2013	0	0	0	0	0	0	0	0	0
September 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2013	15	0	0	0	0	0	0	5	20
September 2012	23	0	0	0	51	0	0	2	76

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
September 2013	49	0	0	0	82	10	n/a	n/a	141
September 2012	83	0	0	0	48	39	n/a	n/a	170
Mission DM									
September 2013	22	1	0	0	0	0	n/a	n/a	23
September 2012	30	2	0	0	0	0	n/a	n/a	32
Indian Reserves									
September 2013	0	0	0	0	0	0	n/a	n/a	0
September 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
September 2013	71	1	0	0	82	10	n/a	n/a	164
September 2012	113	2	0	0	48	39	n/a	n/a	202
ABSORBED									
Abbotsford City									
September 2013	13	0	0	0	0	8	n/a	n/a	21
September 2012	14	0	0	0	8	35	n/a	n/a	57
Mission DM									
September 2013	7	0	0	0	0	0	n/a	n/a	7
September 2012	8	0	0	0	0	0	n/a	n/a	8
Indian Reserves									
September 2013	0	0	0	0	0	0	n/a	n/a	0
September 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
September 2013	20	0	0	0	0	8	n/a	n/a	28
September 2012	22	0	0	0	8	35	n/a	n/a	65

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083
% Change	-8.6	-80.0	-100.0	**	-11.7	n/a	n/a	22.3	2.6
2003	768	10	1	3	77	0	0	197	1,056

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and

Table 2: Starts by Submarket and by Dwelling Type
September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	% Change
Abbotsford City	12	9	0	0	0	9	62	2	74	20	**
Mission DM	14	6	0	0	0	0	42	0	56	6	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	26	15	0	0	0	9	104	2	130	26	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	94	134	0	0	71	66	318	51	483	251	92.4
Mission DM	53	50	0	2	0	0	42	0	95	52	82.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	147	184	0	2	71	66	360	51	578	303	90.8

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Abbotsford City	0	9	0	0	60	0	2	2
Mission DM	0	0	0	0	42	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	9	0	0	102	0	2	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	71	66	0	0	60	31	258	20
Mission DM	0	0	0	0	42	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	71	66	0	0	102	31	258	20

Table 2.4: Starts by Submarket and by Intended Market
September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Abbotsford City	10	9	60	9	4	2	74	20
Mission DM	12	6	42	0	2	0	56	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	22	15	102	9	6	2	130	26

Table 2.5: Starts by Submarket and by Intended Market
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	87	134	131	97	265	20	483	251
Mission DM	49	46	42	0	4	6	95	52
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	136	180	173	97	269	26	578	303

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	% Change
Abbotsford City	10	16	0	0	0	51	5	2	15	69	-78.3
Mission DM	5	7	0	0	0	0	0	0	5	7	-28.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	15	23	0	0	0	51	5	2	20	76	-73.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	90	135	0	0	77	124	50	119	217	378	-42.6
Mission DM	47	61	0	2	0	0	0	0	47	63	-25.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	137	196	0	2	77	124	50	119	264	441	-40.1

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Abbotsford City	0	51	0	0	0	0	5	2
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	51	0	0	0	0	5	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	77	124	0	0	0	87	50	32
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	77	124	0	0	0	87	50	32

Table 3.4: Completions by Submarket and by Intended Market
September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Abbotsford City	10	16	0	51	5	2	15	69
Mission DM	5	7	0	0	0	0	5	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	15	23	0	51	5	2	20	76

Table 3.5: Completions by Submarket and by Intended Market
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	90	129	77	212	50	37	217	378
Mission DM	44	57	0	0	3	6	47	63
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	134	186	77	212	53	43	264	441

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
September 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
September 2013	0	0.0	1	7.7	7	53.8	2	15.4	3	23.1	13	645,900	658,015
September 2012	0	0.0	8	57.1	3	21.4	0	0.0	3	21.4	14	549,900	615,614
Year-to-date 2013	7	5.6	29	23.2	58	46.4	20	16.0	11	8.8	125	610,900	614,820
Year-to-date 2012	2	2.2	42	45.7	17	18.5	7	7.6	24	26.1	92	559,900	643,810
Mission DM													
September 2013	4	57.1	3	42.9	0	0.0	0	0.0	0	0.0	7	--	--
September 2012	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2013	11	20.4	39	72.2	3	5.6	1	1.9	0	0.0	54	466,900	476,069
Year-to-date 2012	9	14.8	45	73.8	5	8.2	2	3.3	0	0.0	61	469,900	478,548
Indian Reserves													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
September 2013	4	20.0	4	20.0	7	35.0	2	10.0	3	15.0	20	597,450	576,680
September 2012	2	9.1	14	63.6	3	13.6	0	0.0	3	13.6	22	499,900	558,950
Year-to-date 2013	18	10.1	68	38.0	61	34.1	21	11.7	11	6.1	179	563,084	572,962
Year-to-date 2012	11	7.2	87	56.9	22	14.4	9	5.9	24	15.7	153	524,900	577,921

Source: CMHC (Starts and Completions Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2013						
Submarket	Sept 2013	Sept 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	658,015	615,614	6.9	614,820	643,810	-4.5
Mission DM	--	--	n/a	476,069	478,548	-0.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	576,680	558,950	3.2	572,962	577,921	-0.9

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Fraser Valley September 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	749	-3.1	1,208	2,456	2,269	53.2	469,635	6.4	496,005
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	509,664
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	467,879
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	483,804
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	470,749
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	483,312
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	475,789
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	479,413
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	498,068
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	480,701
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	461,042
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	466,129
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	460,753
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	473,871
	March	1,039	-21.3	984	2,439	2,169	45.4	483,157	1.8	475,678
	April	1,276	-6.4	969	2,665	2,102	46.1	495,670	-1.1	477,820
	May	1,292	-14.5	991	2,855	2,234	44.4	499,852	3.1	484,935
	June	1,258	-9.4	1,057	2,298	2,149	49.2	499,672	-0.8	481,264
	July	1,382	3.8	1,139	2,455	2,154	52.9	500,668	4.4	493,985
	August	1,209	20.1	1,213	2,104	2,300	52.7	482,006	-0.2	481,430
	September	1,078	36.3	1,239	2,154	2,159	57.4	491,766	-0.7	491,904
	October									
	November									
	December									
	Q3 2012	3,130	-14.0		7,044			484,640	-3.2	
	Q3 2013	3,669	17.2		6,713			491,903	1.5	
	YTD 2012	10,657	-9.5		23,335			489,126	-3.5	
	YTD 2013	9,977	-6.4		21,572			488,339	-0.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
September 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14	96.0	117.2	92	7.7	67.9	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.0	783
	June	590	3.14	5.14	95.7	117.6	93	8.5	69.2	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.9	773
	September	601	3.14	5.34		118.1	95	7.7	69.6	780
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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